

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Wedgwood/Bryant/45

Previous Physical Inspection: 2002

Improved Sales:

Number of Sales: 1088

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$200,200	\$184,900	\$385,100	\$413,500	93.1%	13.52%
2006 Value	\$210,500	\$195,500	\$406,000	\$413,500	98.2%	13.46%
Change	+\$10,300	+\$10,600	+\$20,900		+5.1%	-0.06%
% Change	+5.1%	+5.7%	+5.4%		+5.5%	-0.44%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.06% and -0.44% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2005 Value	\$203,000	\$179,700	\$382,700
2006 Value	\$213,500	\$190,900	\$404,400
Percent Change	+5.2%	+6.2%	+5.7%

Number of one to three unit residences in the Population: 6418

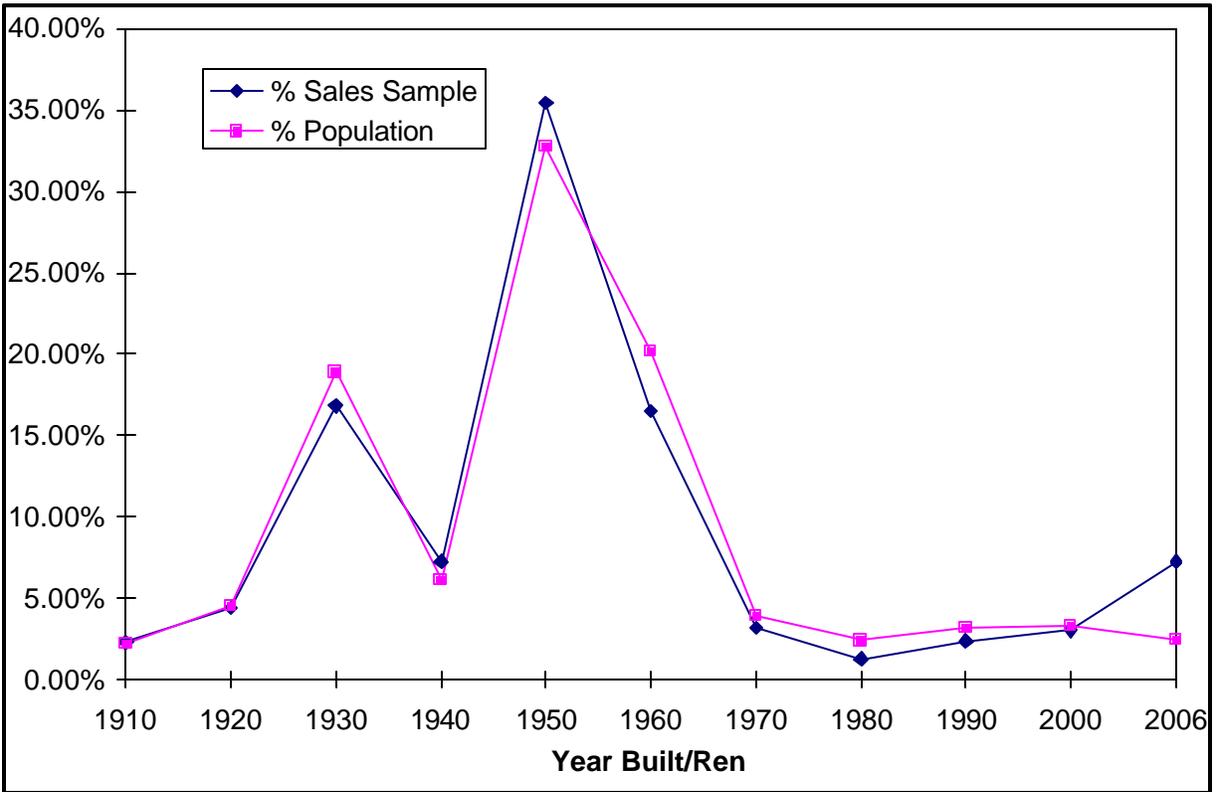
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Homes built or renovated after 1997 had a higher assessment ratios than other parcels and were adjusted upward less than others. Homes with one story and no basement had lower assessment ratios than other parcels and were adjusted upward more than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	25	2.30%
1920	48	4.41%
1930	183	16.82%
1940	79	7.26%
1950	386	35.48%
1960	180	16.54%
1970	35	3.22%
1980	14	1.29%
1990	26	2.39%
2000	33	3.03%
2006	79	7.26%
	1088	

Population		
Year Built/Ren	Frequency	% Population
1910	142	2.21%
1920	291	4.53%
1930	1213	18.90%
1940	391	6.09%
1950	2104	32.78%
1960	1295	20.18%
1970	253	3.94%
1980	156	2.43%
1990	203	3.16%
2000	211	3.29%
2006	159	2.48%
	6418	

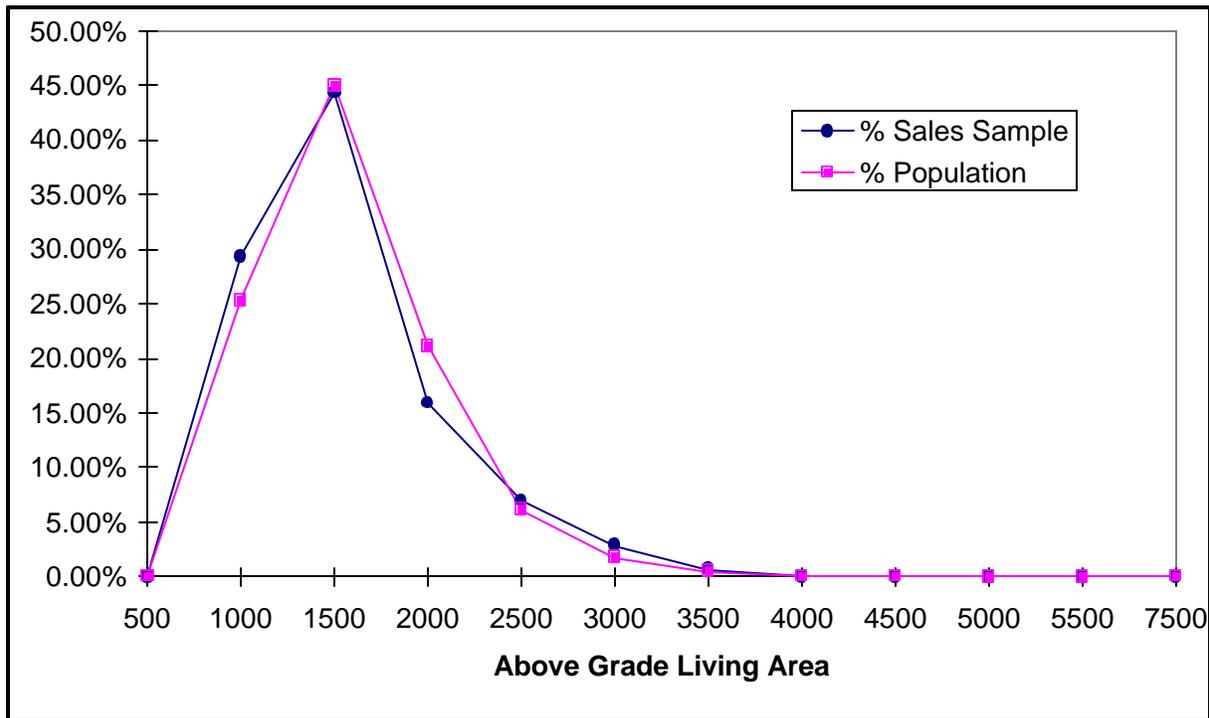


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	319	29.32%
1500	482	44.30%
2000	173	15.90%
2500	76	6.99%
3000	31	2.85%
3500	7	0.64%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	1088	

Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	1625	25.32%
1500	2887	44.98%
2000	1358	21.16%
2500	394	6.14%
3000	115	1.79%
3500	32	0.50%
4000	2	0.03%
4500	3	0.05%
5000	0	0.00%
5500	0	0.00%
7500	1	0.02%
	6418	

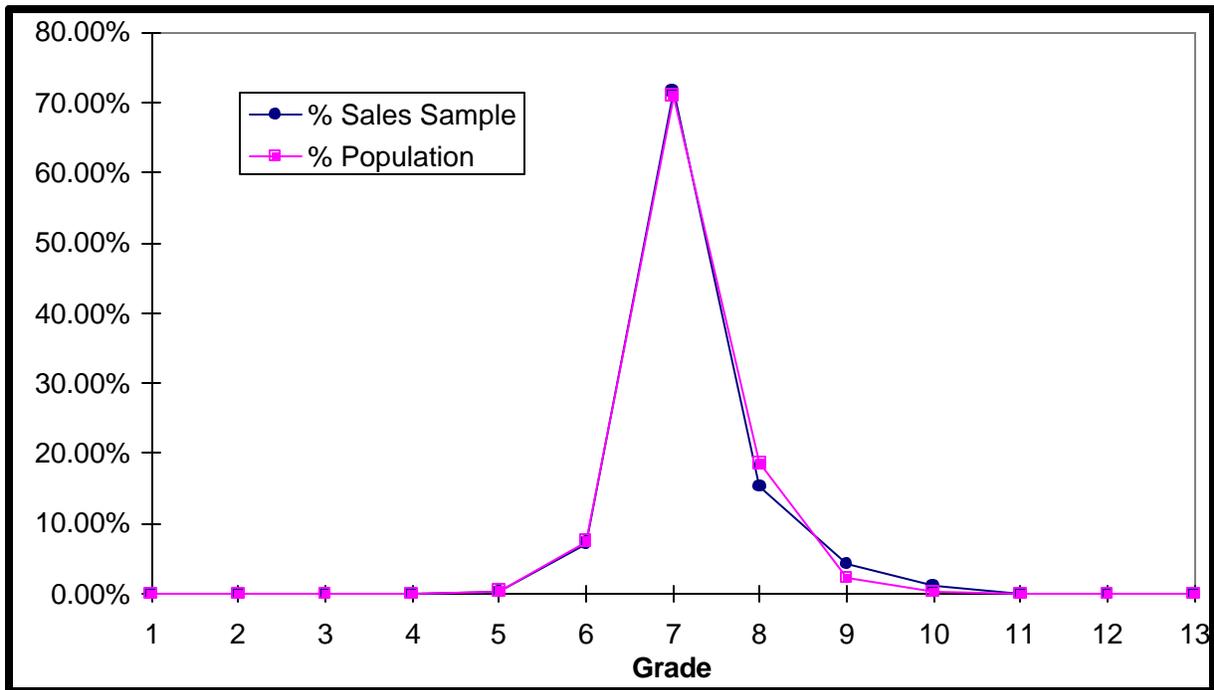


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

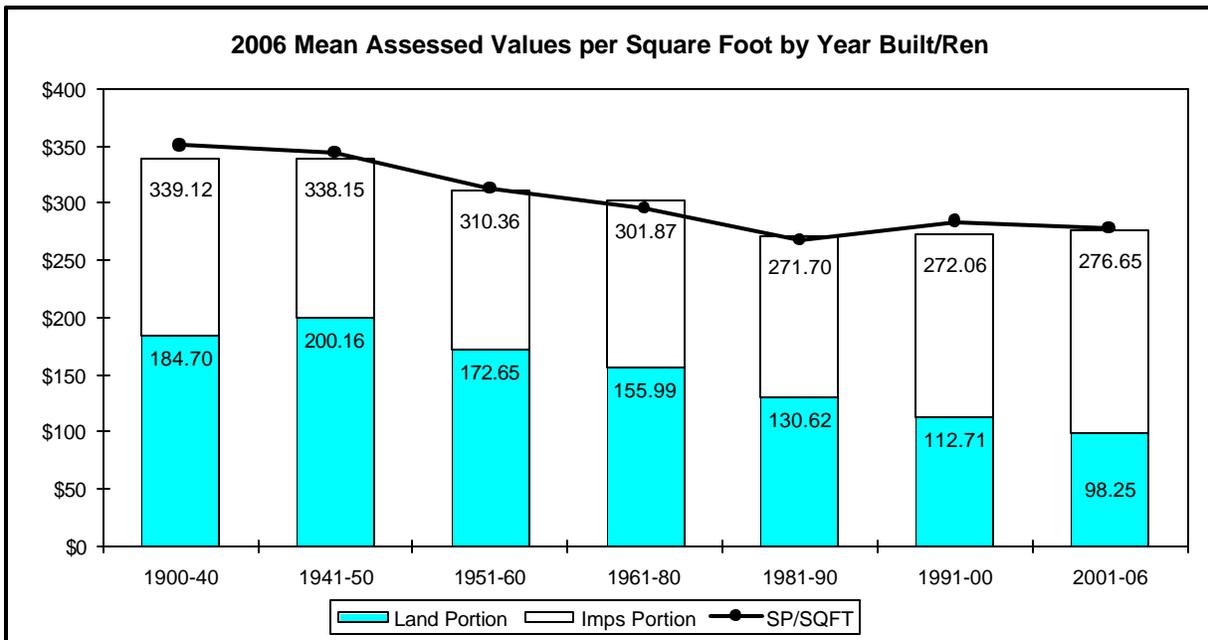
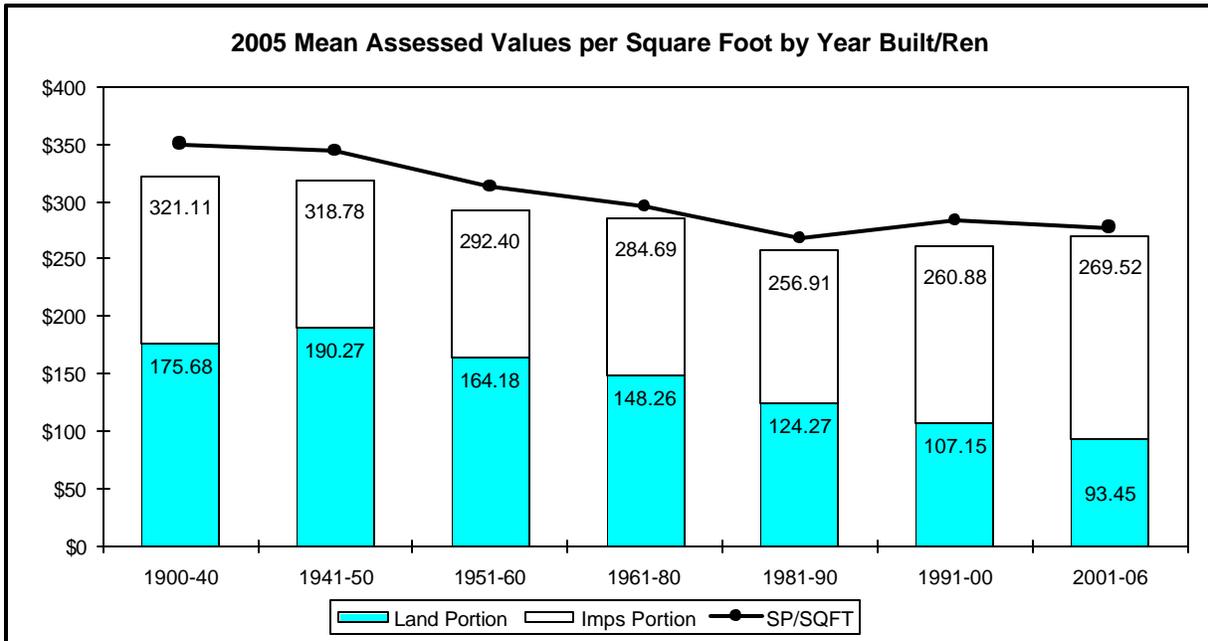
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.28%
6	79	7.26%
7	779	71.60%
8	167	15.35%
9	47	4.32%
10	13	1.19%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	1088	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	25	0.39%
6	482	7.51%
7	4551	70.91%
8	1193	18.59%
9	144	2.24%
10	21	0.33%
11	2	0.03%
12	0	0.00%
13	0	0.00%
	6418	



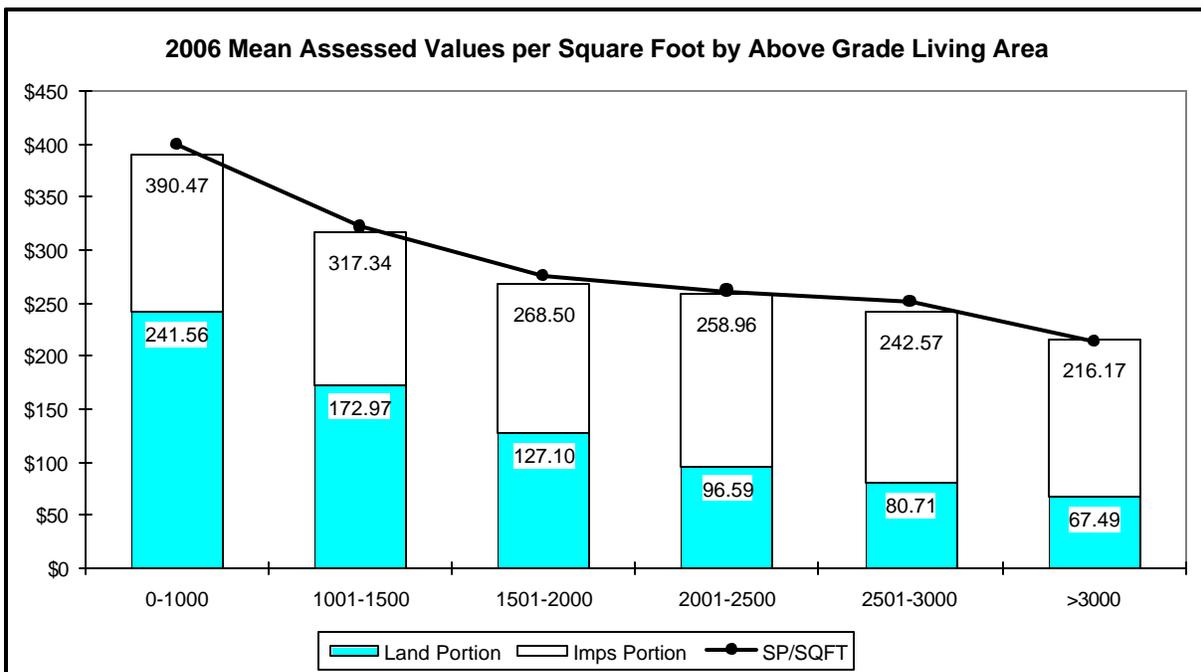
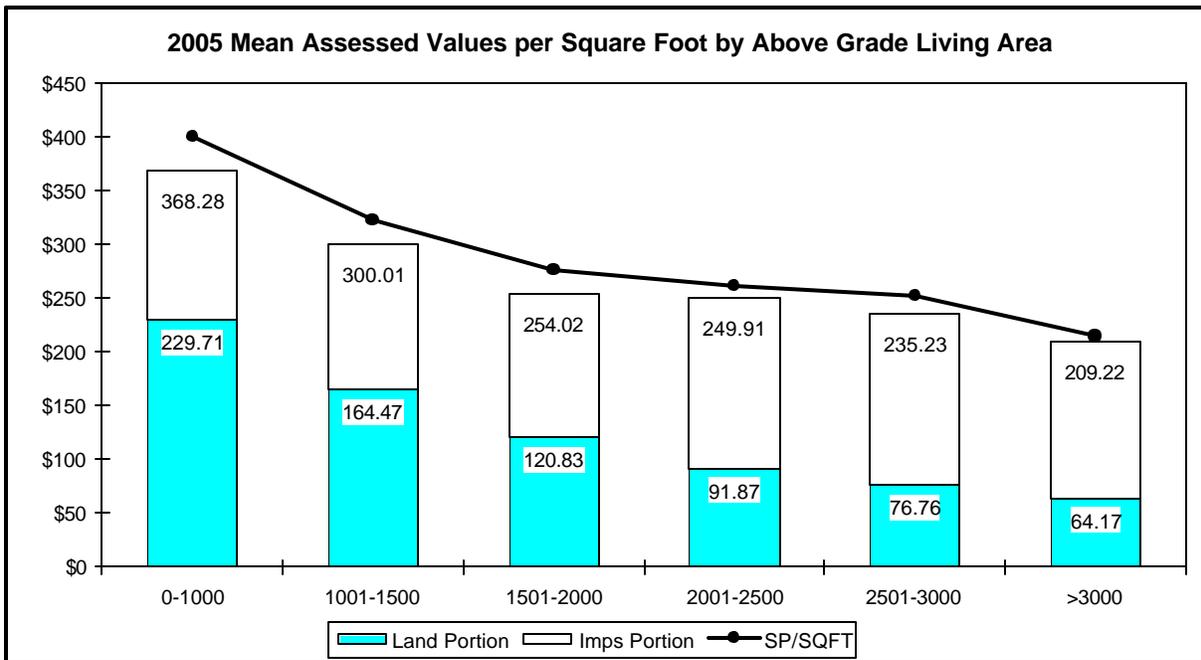
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2005 and 2006 Per Square Foot Values By Year Built / Renovated



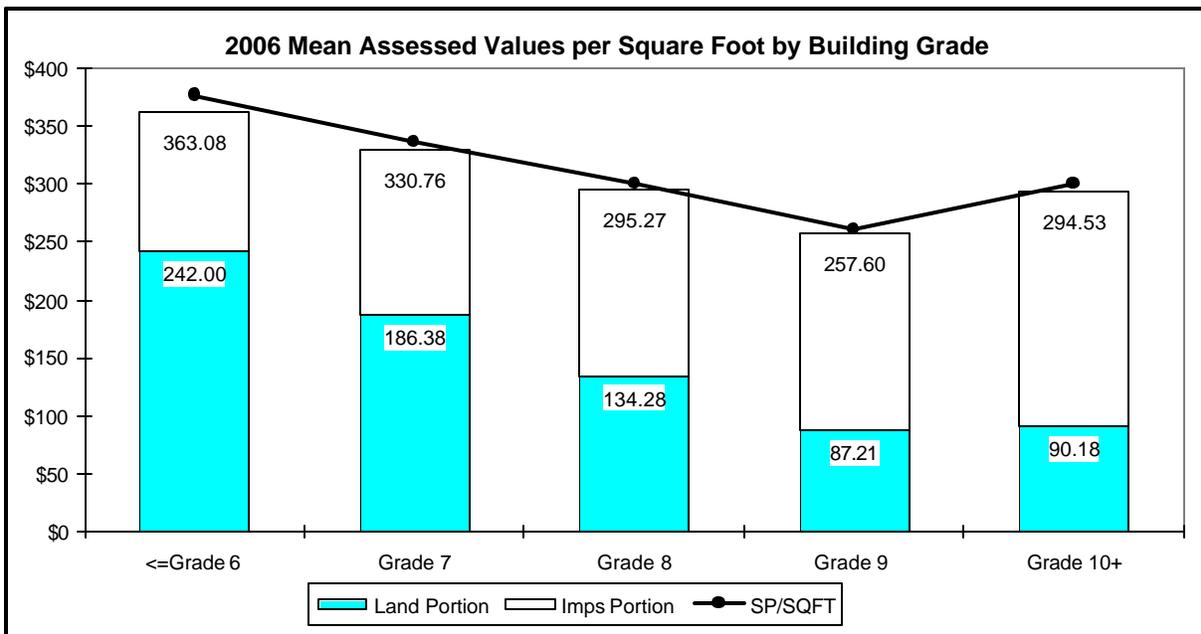
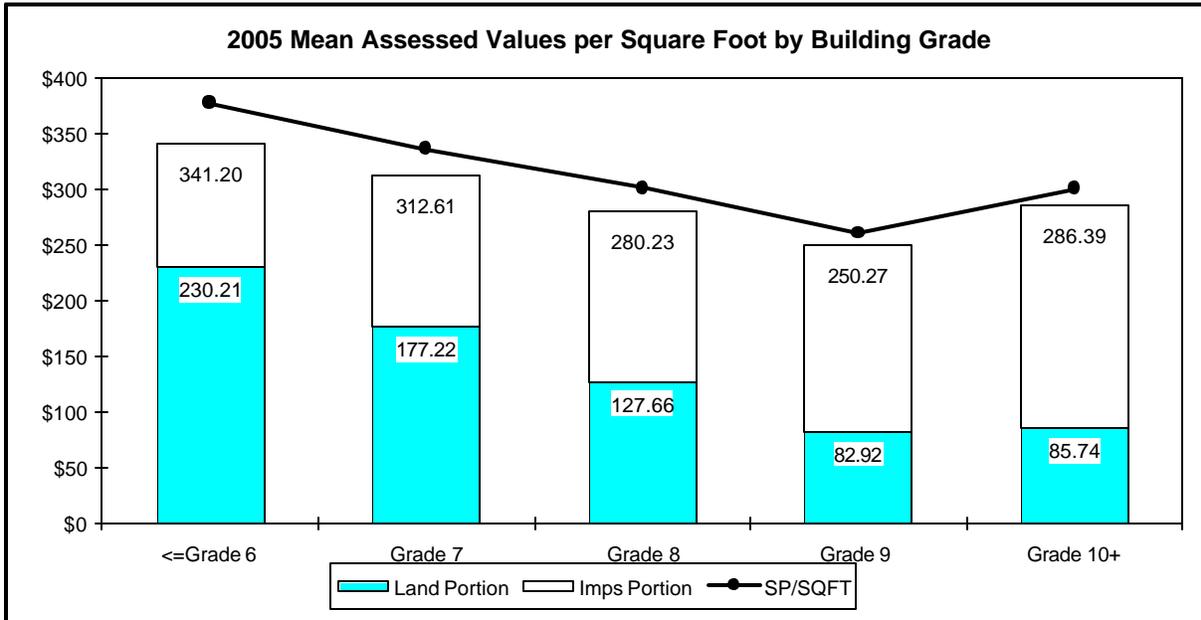
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values By Above Grade Living Area

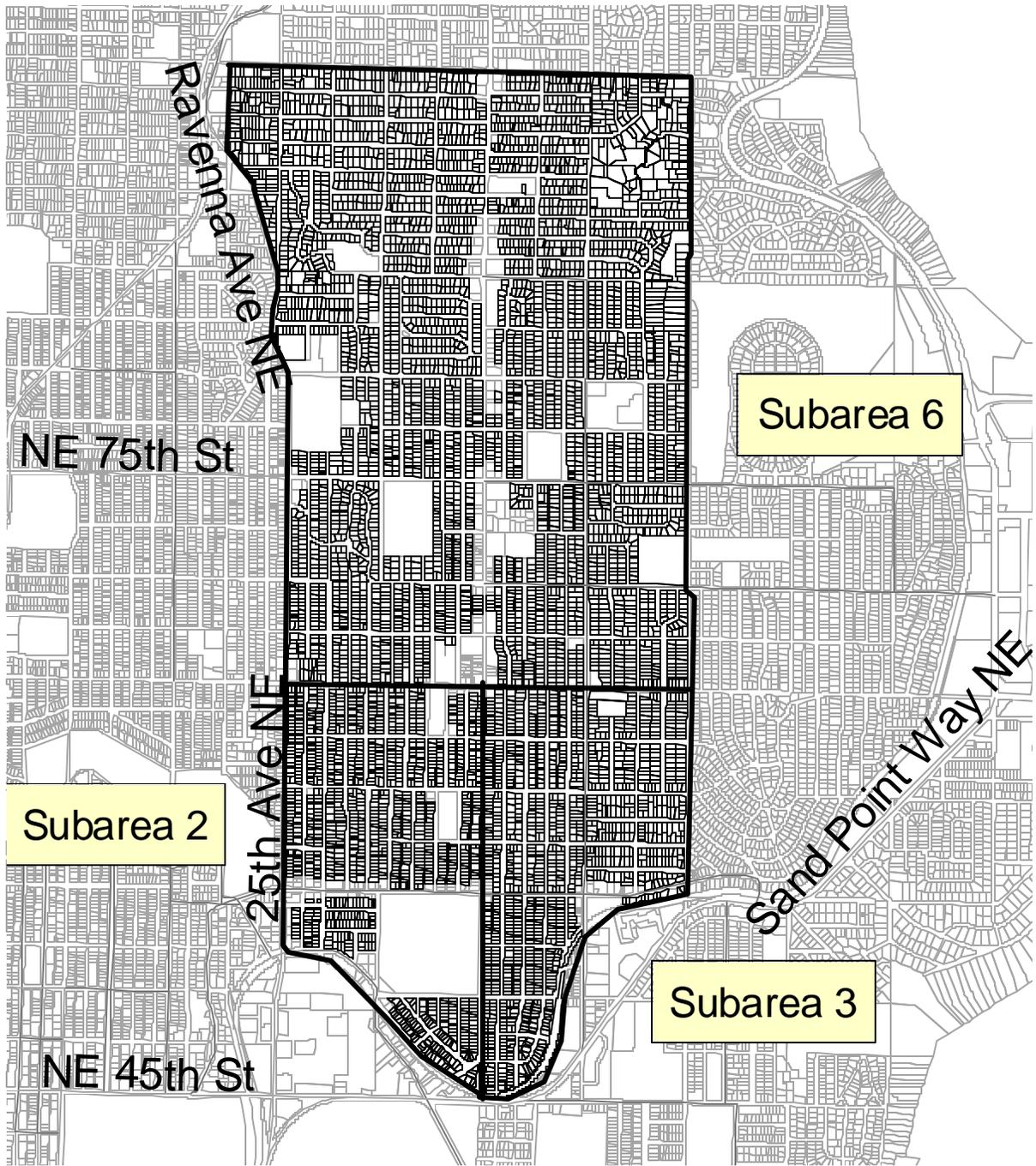


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

File Name: PW - c:\data\mail\update\2005\area 45\output\area 45\area 45 staff.c.p.r



March 3, 2005



King County

Department of Assessments

Area 45

Subareas

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not sufficient vacant land sales to derive a market adjustment, so the total % change for improved parcels was used. This resulted in an overall 5.1% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

2006 Land Value = 2005 Land Value x 1.054, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1088 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that two characteristic based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Homes built or renovated after 1997 had a higher assessment ratios than other parcels and were adjusted upward less than others. Homes with one story and no basement had lower assessment ratios than other parcels and were adjusted upward more e than others.

The derived adjustment formula is:

$$\mathbf{2006\ Total\ Value = 2005\ Total\ Value / (.9470429) + (.02764891\ if\ house\ built\ or\ renovated\ after\ 1997) - (.03476723\ if\ rambler\ with\ no\ basement)}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006\ Improvements\ Value = 2006\ Total\ Value\ minus\ 2006\ Land\ Value$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, apply the model.
 - * If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the total % change as indicated by the sales sample is used to arrive at a new total value. (Previous total value * 1.054) – new land value = new improvement value.
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, apply the model.

Mobile Home Update

There are no mobile homes in area 45.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 45 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.59%

Houses built or renovated after 1997

Yes

% Adjustment -3.00%

Rambler with no basement

Yes

% Adjustment 4.02%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home built in after 1999 would *approximately* receive a 2.59% upward adjustment (5.59% - 3%).

A one-story home with no basement would approximately receive a 9.61% upward adjustment (5.59% + 4.02%).

Generally parcels with newer homes were at a higher assessment level than parcels with older homes. Homes with one-story and no basement were at at a lower assessment level than the average. This model corrects for these strata differences.

85% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 45 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=6	82	0.904	0.962	6.4%	0.929	0.994
7	779	0.929	0.983	5.8%	0.974	0.993
8	167	0.932	0.981	5.2%	0.960	1.001
9	47	0.964	0.991	2.8%	0.964	1.019
10	13	0.948	0.974	2.8%	0.927	1.020
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1940	335	0.919	0.970	5.6%	0.954	0.986
1941-1960	566	0.928	0.984	6.1%	0.973	0.995
1961-1980	49	0.958	1.016	6.0%	0.978	1.053
1981-2000	59	0.936	0.980	4.8%	0.948	1.013
>=2000	79	0.965	0.990	2.6%	0.971	1.009
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Average	747	0.935	0.984	5.2%	0.975	0.993
Good	281	0.924	0.979	6.0%	0.962	0.997
Very Good	60	0.916	0.968	5.8%	0.936	1.001
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	685	0.922	0.978	6.1%	0.968	0.989
1.5	245	0.938	0.989	5.4%	0.972	1.006
>=2	158	0.949	0.985	3.7%	0.968	1.001
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<800	59	0.917	0.975	6.3%	0.934	1.015
800-999	246	0.924	0.979	6.0%	0.962	0.996
1000-1499	493	0.932	0.986	5.8%	0.974	0.999
1500-1999	174	0.922	0.974	5.7%	0.955	0.994
2000-2499	75	0.954	0.989	3.7%	0.965	1.013
>=2500	41	0.945	0.974	3.1%	0.940	1.008

Area 45 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Yes	38	0.996	1.042	4.6%	1.010	1.074
No	1050	0.928	0.979	5.5%	0.971	0.987
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	1088	0.931	0.982	5.4%	0.974	0.990
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
2	198	0.926	0.975	5.2%	0.955	0.994
3	250	0.938	0.989	5.4%	0.972	1.007
6	640	0.930	0.981	5.5%	0.971	0.991
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3000	28	0.934	0.982	5.2%	0.935	1.030
3000-4999	354	0.934	0.983	5.2%	0.969	0.997
5000-6999	560	0.927	0.978	5.6%	0.967	0.989
7000-9999	121	0.944	0.995	5.5%	0.972	1.019
>=10000	25	0.920	0.972	5.7%	0.917	1.028
Rambler No Basement Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Yes	130	0.897	0.981	9.4%	0.957	1.005
No	958	0.935	0.982	5.0%	0.973	0.990
Year Built or Year Renovated after 1997 Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Yes	92	0.964	0.989	2.6%	0.970	1.008
No	996	0.926	0.981	5.9%	0.972	0.989

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: NW / TEAM 3	Lien Date: 01/01/2005	Date of Report: 6/20/2006	Sales Dates: 1/2003 - 12/2005
Area 45	Appr ID: DPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	1088
Mean Assessed Value	385,100
Mean Sales Price	413,500
Standard Deviation AV	95.664
Standard Deviation SP	111.525

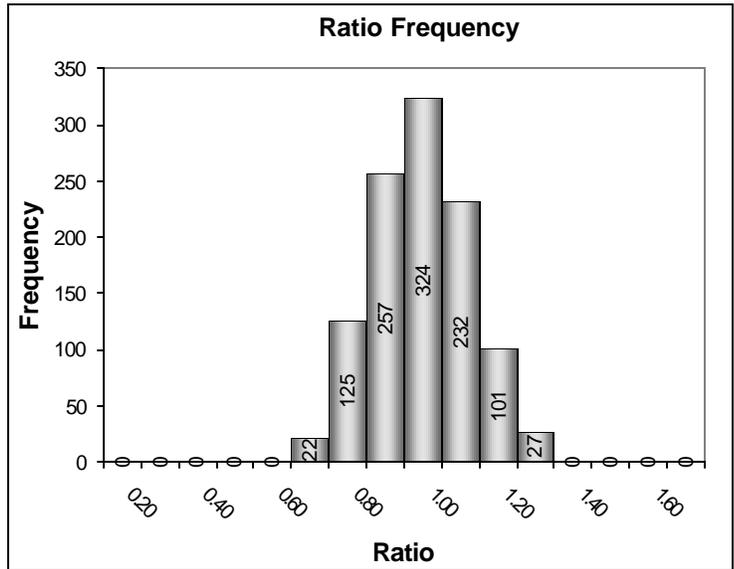
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.945
Median Ratio	0.948
Weighted Mean Ratio	0.931

UNIFORMITY	
Lowest ratio	0.624
Highest ratio:	1.276
Coefficient of Dispersion	10.92%
Standard Deviation	0.128
Coefficient of Variation	13.52%
Price Related Differential (PRD)	1.015

RELIABILITY	
95% Confidence: Median	
Lower limit	0.938
Upper limit	0.958
95% Confidence: Mean	
Lower limit	0.938
Upper limit	0.953

SAMPLE SIZE EVALUATION	
N (population size)	6418
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.128
Recommended minimum:	26
Actual sample size:	1088
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	528
# ratios above mean:	560
z:	0.970
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 45

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: NW / TEAM 3	Lien Date: 01/01/2006	Date of Report: 6/20/2006	Sales Dates: 1/2003 - 12/2005
Area 45	Appr ID: DPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	1088
Mean Assessed Value	406,000
Mean Sales Price	413,500
Standard Deviation AV	96,264
Standard Deviation SP	111,525

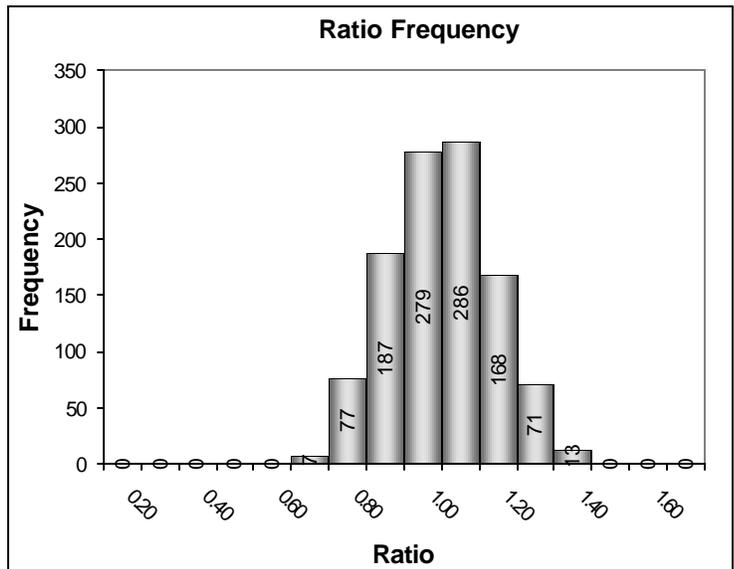
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.999
Median Ratio	0.998
Weighted Mean Ratio	0.982

UNIFORMITY	
Lowest ratio	0.658
Highest ratio:	1.348
Coefficient of Dispersion	10.83%
Standard Deviation	0.134
Coefficient of Variation	13.46%
Price Related Differential (PRD)	1.017

RELIABILITY	
95% Confidence: Median	
Lower limit	0.990
Upper limit	1.009
95% Confidence: Mean	
Lower limit	0.991
Upper limit	1.007

SAMPLE SIZE EVALUATION	
N (population size)	6418
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.134
Recommended minimum:	29
Actual sample size:	1088
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	545
# ratios above mean:	543
z:	0.061
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 45

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

- | | |
|--------------|---|
| 1= Poor | Many repairs needed. Showing serious deterioration |
| 2= Fair | Some repairs needed immediately. Much deferred maintenance. |
| 3= Average | Depending upon age of improvement; normal amount of upkeep for the age of the home. |
| 4= Good | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation. |

Residential Building Grades

- | | |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure. |
| Grade 4 | Generally older low quality construction. Does not meet code. |
| Grade 5 | Lower construction costs and workmanship. Small, simple design. |
| Grade 6 | Lowest grade currently meeting building codes. Low quality materials, simple designs. |
| Grade 7 | Average grade of construction and design. Commonly seen in plats and older subdivisions. |
| Grade 8 | Just above average in construction and design. Usually better materials in both the exterior and interior finishes. |
| Grade 9 | Better architectural design, with extra exterior and interior design and quality. |
| Grade 10 | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11 | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options. |
| Grade 12 | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present. |
| Grade 13 | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries. |

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	919120	0545	7/15/05	265000	530	0	5	1922	5	2700	No	No	5729 26TH AV NE
2	186890	1575	3/24/03	262000	840	0	5	1906	5	2500	No	No	6215 27TH AV NE
2	092504	9360	7/15/04	365000	590	260	6	1926	4	3881	No	No	5527 28TH AV NE
2	186890	2770	9/27/05	429000	670	380	6	1920	5	2500	No	No	6233 31ST AV NE
2	187040	0025	9/27/05	310000	700	0	6	1918	3	3480	No	No	6011 35TH AV NE
2	243620	0015	7/13/04	328500	700	520	6	1923	4	4000	No	No	4765 35TH AV NE
2	243620	0480	2/12/04	240000	700	0	6	1960	4	2905	No	No	3017 NE 50TH ST
2	243620	0310	1/14/04	252200	710	0	6	1941	3	4000	No	No	4732 UNIV. VIEW PL NE
2	186990	0090	6/15/05	326000	720	0	6	1948	4	2900	No	No	6241 35TH AV NE
2	186990	0090	2/13/03	243000	720	0	6	1948	4	2900	No	No	6241 35TH AV NE
2	092504	9313	8/11/05	370000	770	0	6	1950	3	4928	No	No	5214 29TH AV NE
2	919120	1535	8/17/05	390000	780	0	6	1918	3	3750	No	No	5531 26TH AV NE
2	186890	2056	5/6/04	295500	800	300	6	1904	3	3750	No	No	6214 27TH AV NE
2	187040	0500	2/22/05	382000	810	400	6	1912	4	4750	No	No	6042 33RD AV NE
2	882790	0860	9/2/05	401450	840	790	6	1923	3	4480	No	No	5509 31ST AV NE
2	186890	2155	5/5/04	365000	840	840	6	1906	4	3125	No	No	6237 29TH AV NE
2	243620	0215	10/31/03	289850	850	0	6	1919	3	3700	No	No	4769 34TH AV NE
2	186890	0405	5/6/03	320000	860	0	6	1910	3	3750	No	No	6043 30TH AV NE
2	919120	1515	8/12/05	299000	860	320	6	1918	4	2500	No	No	5521 26TH AV NE
2	186890	1910	3/23/05	370000	880	0	6	1922	4	3750	No	No	6219 28TH AV NE
2	092504	9376	6/19/03	289900	900	0	6	1950	4	4480	No	No	2722 NE BLAKELEY ST
2	186890	2490	7/12/04	372450	900	0	6	1921	4	5000	No	No	6241 30TH AV NE
2	092504	9202	7/10/04	329000	910	0	6	1916	4	4059	No	No	5515 28TH AV NE
2	186890	2195	5/24/04	358000	920	0	6	1908	3	3750	Yes	No	6251 29TH AV NE
2	186890	0165	10/13/03	373500	960	300	6	1922	4	3750	No	No	6048 31ST AV NE
2	243620	0585	8/5/03	295000	1010	0	6	1924	4	3600	No	No	3050 NE BLAKELY ST
2	186890	3560	7/23/03	315511	1010	500	6	1918	4	5000	No	No	6227 34TH AV NE
2	677820	0070	6/20/05	491000	1020	0	6	1914	4	7560	No	No	5743 29TH AV NE
2	882790	1095	6/24/05	475000	1080	0	6	1924	4	5600	No	No	5546 31ST AV NE
2	092504	9022	4/28/05	485500	1100	200	6	1907	4	4783	No	No	5743 28TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	182480	0150	3/10/05	400000	1100	0	6	1908	3	5000	No	No	6034 25TH AV NE
2	186890	0475	7/15/04	405500	1150	120	6	1910	4	3750	No	No	6050 29TH AV NE
2	187040	0240	3/9/04	367000	1180	0	6	1925	3	4000	No	No	6020 34TH AV NE
2	919120	1250	9/23/03	340000	1400	0	6	1914	3	3750	No	No	5519 27TH AV NE
2	092504	9026	10/31/03	439000	1590	0	6	1901	5	4945	No	No	5730 27TH AV NE
2	187040	0835	10/29/03	280000	640	0	7	1918	3	3000	No	No	3206 NE 60TH ST
2	182480	0170	9/7/05	425000	670	490	7	1908	5	5000	No	No	6032 25TH AV NE
2	882790	0035	12/12/03	285000	720	300	7	1943	3	4440	No	No	5735 35TH AV NE
2	882790	0690	4/1/05	445000	730	100	7	1921	3	2800	No	No	5551 30TH AV NE
2	186890	1996	6/2/04	262200	770	0	7	1950	3	2925	No	No	6257 28TH AV NE
2	243620	0175	12/1/03	305000	770	0	7	1941	4	4000	No	No	4756 34TH AV NE
2	186890	1130	8/4/05	389950	790	60	7	1925	4	3300	No	No	6038 27TH AV NE
2	243620	0436	10/5/05	385000	810	0	7	1949	4	5500	No	No	4908 32ND AV NE
2	186990	0075	10/3/05	325000	810	200	7	1925	3	2950	No	No	6237 35TH AV NE
2	919120	1880	6/25/03	269000	810	0	7	1948	3	5000	No	No	5301 27TH AV NE
2	092504	9369	5/27/03	390000	820	0	7	1947	4	5500	No	No	5211 29TH AV NE
2	186890	1120	5/6/03	427700	840	840	7	1926	4	3300	No	No	6040 27TH AV NE
2	919120	1731	6/29/04	342000	840	0	7	1950	3	3700	No	No	5140 26TH AV NE
2	919120	1740	8/20/03	350000	840	300	7	1950	3	3700	No	No	5136 26TH AV NE
2	919120	1395	10/3/03	257500	860	0	7	1926	4	3300	No	No	5522 25TH AV NE
2	243620	0415	4/25/05	428000	870	400	7	1946	3	4000	Yes	No	4810 UNIV. VIEW PL NE
2	243620	0410	4/3/03	332000	870	150	7	1946	3	4000	No	No	4806 UNIV. VIEW PL NE
2	809110	0200	5/16/05	300000	870	400	7	1975	3	4000	No	No	2809 NE 54TH ST
2	882790	1285	8/5/05	405750	880	700	7	1924	3	3420	No	No	3415 NE 57TH ST
2	092504	9311	9/28/05	409950	880	990	7	1921	3	5720	No	No	5116 27TH AV NE
2	182480	0160	10/22/04	354950	880	440	7	1926	4	3300	No	No	6031 26TH AV NE
2	882790	0935	11/19/03	349500	880	0	7	1920	4	4480	No	No	5540 30TH AV NE
2	677820	0040	6/4/03	318000	880	130	7	1926	4	3192	No	No	2815 NE 60TH ST
2	919120	0445	9/4/03	287500	900	400	7	1925	3	3750	No	No	5714 25TH AV NE
2	717120	0185	7/13/05	431000	910	910	7	1910	4	6000	No	No	5513 29TH AV NE
2	187040	0230	8/23/05	426000	920	0	7	1925	3	4000	No	No	6024 34TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	186890	0805	3/16/04	370000	920	0	7	1942	4	5000	No	No	6040 28TH AV NE
2	773110	0020	8/15/03	340000	930	0	7	1919	4	4320	No	No	5718 29TH AV NE
2	919120	0350	7/26/04	313000	930	380	7	1925	4	4000	No	No	5752 25TH AV NE
2	919120	1385	7/29/04	302500	930	0	7	1926	4	3400	No	No	5524 25TH AV NE
2	243620	0380	4/13/05	440000	940	1000	7	1926	4	4000	Yes	No	4833 33RD AV NE
2	243620	0380	8/19/05	440000	940	1000	7	1926	4	4000	Yes	No	4833 33RD AV NE
2	919120	0435	10/10/03	278000	950	500	7	1925	4	3750	No	No	5718 25TH AV NE
2	919120	0565	4/28/04	415000	960	0	7	1925	3	5000	No	No	5737 26TH AV NE
2	186890	1245	6/27/05	326200	960	0	7	1926	4	3000	No	No	6007 27TH AV NE
2	186890	1245	1/29/03	300000	960	0	7	1926	4	3000	No	No	6007 27TH AV NE
2	919120	0425	10/27/05	430000	970	400	7	1926	3	3750	No	No	5722 25TH AV NE
2	809110	0325	7/20/04	438000	990	0	7	1912	4	3700	No	No	2708 NE 53RD ST
2	243620	0520	2/10/05	420000	990	320	7	1949	3	4000	No	No	4901 UNIV. VIEW PL NE
2	919120	0625	5/8/03	306250	990	160	7	1924	3	5500	No	No	5765 26TH AV NE
2	186890	1600	9/29/05	510000	1000	1000	7	1928	4	3750	No	No	6227 27TH AV NE
2	186890	2265	8/11/05	450000	1010	770	7	1925	5	3750	No	No	6250 28TH AV NE
2	186990	0045	9/1/04	340000	1060	0	7	1956	3	2950	No	No	6221 35TH AV NE
2	809110	0120	6/30/04	345000	1070	230	7	1983	3	2750	No	No	2860 NE 54TH ST
2	243620	0655	6/21/04	354000	1070	870	7	1947	3	4674	No	No	4753 UNIV. VIEW PL NE
2	882790	0550	1/9/03	356000	1070	150	7	1923	4	4480	No	No	5736 30TH AV NE
2	882790	1395	10/15/03	314900	1080	0	7	1940	3	4480	No	No	5508 34TH AV NE
2	186890	0775	1/14/03	325000	1080	720	7	1942	3	5000	No	No	2803 NE 62ND ST
2	092504	9224	6/16/04	434500	1090	720	7	1993	3	3482	No	No	5757 30TH AV NE
2	186890	3130	2/5/03	320000	1090	0	7	1922	3	5000	No	No	6248 31ST AV NE
2	919120	1900	5/25/05	423500	1110	670	7	1920	3	3500	No	No	5315 27TH AV NE
2	919120	1900	6/4/03	343000	1110	670	7	1920	3	3500	No	No	5315 27TH AV NE
2	092504	9208	2/4/04	537500	1130	810	7	1917	5	6144	No	No	5537 28TH AV NE
2	243620	0050	2/24/05	396000	1150	0	7	1940	4	5500	No	No	4741 35TH AV NE
2	182480	0140	11/6/03	334000	1150	0	7	1926	3	3400	No	No	6035 26TH AV NE
2	882790	0750	4/28/03	313000	1150	140	7	1927	3	6102	No	No	5519 30TH AV NE
2	186940	0125	3/3/04	409950	1160	960	7	1949	3	5000	No	No	3005 NE 62ND ST

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	186890	2305	6/23/03	372000	1160	0	7	1925	3	3750	No	No	6234 28TH AV NE
2	186940	0185	10/10/03	390000	1170	260	7	1937	3	5000	No	No	6036 30TH AV NE
2	882790	0145	10/20/03	345000	1180	170	7	1924	3	4480	No	No	5744 34TH AV NE
2	092504	9189	8/20/03	320000	1180	810	7	1916	3	4000	No	No	6019 26TH AV NE
2	919120	1790	6/28/04	446500	1190	0	7	1908	4	2500	No	No	5114 26TH AV NE
2	186890	1815	9/26/05	436500	1200	0	7	1926	3	2800	No	No	6208 26TH AV NE
2	882790	0175	3/27/03	465000	1200	0	7	1926	5	3540	No	No	5756 34TH AV NE
2	773110	0030	6/2/03	356006	1200	650	7	1908	3	5400	No	No	5710 29TH AV NE
2	342360	0005	1/26/05	334000	1210	280	7	1925	3	4160	No	No	2503 NE 65TH ST
2	243620	0085	8/9/05	486000	1220	590	7	1929	4	4000	No	No	4719 35TH AV NE
2	243620	0255	8/24/04	505000	1220	590	7	1927	4	4000	No	No	4737 34TH AV NE
2	186890	0855	7/28/04	418000	1230	0	7	1924	4	4500	No	No	6020 28TH AV NE
2	092504	9266	5/25/04	400000	1240	760	7	1925	4	3650	No	No	6061 26TH AV NE
2	092504	9290	4/29/05	460000	1250	380	7	1937	3	3975	No	No	5771 28TH AV NE
2	092504	9264	8/8/05	399500	1250	0	7	1926	3	4000	No	No	6210 25TH AV NE
2	187040	0050	3/24/04	337000	1250	220	7	1988	3	1554	No	No	6021 35TH AV NE
2	919120	1105	7/7/04	410000	1250	610	7	1978	3	5000	No	No	5520 26TH AV NE
2	243620	0261	4/15/03	315000	1280	0	7	1937	4	4000	No	No	4733 34TH AV NE
2	186890	2620	7/28/03	565000	1290	1290	7	2000	3	3600	No	No	6230 29TH AV NE
2	092504	9271	7/5/05	430000	1300	820	7	1926	3	3600	No	No	6202 25TH AV NE
2	187040	0045	2/23/05	366000	1300	630	7	1928	3	3859	No	No	6017 35TH AV NE
2	809110	0005	6/8/04	385000	1310	0	7	1914	4	3500	No	No	5408 27TH AV NE
2	919120	1895	10/10/03	425000	1310	360	7	2003	3	2500	No	No	5311 27TH AV NE
2	186940	0005	11/18/03	439000	1320	290	7	1951	3	5000	No	No	3010 NE 60TH ST
2	092504	9262	3/7/05	425000	1330	0	7	1926	3	3600	No	No	6052 25TH AV NE
2	186890	3140	12/1/04	460000	1330	0	7	1923	4	5000	No	No	6242 31ST AV NE
2	092504	9359	4/26/04	375000	1330	310	7	1926	3	3697	No	No	5531 28TH AV NE
2	919120	1720	12/26/03	314000	1340	670	7	2005	3	3700	No	No	5146 26TH AV NE
2	186890	1150	10/27/03	468000	1350	380	7	1925	3	4000	No	No	6028 27TH AV NE
2	243620	0265	12/5/05	570000	1360	720	7	1937	5	4000	No	No	4731 34TH AV NE
2	243620	0265	9/5/03	470500	1360	720	7	1937	5	4000	No	No	4731 34TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	187040	0735	2/10/03	450000	1360	930	7	1916	5	3800	No	No	6048 32ND AV NE
2	809110	0215	6/28/05	467500	1380	0	7	1909	3	4000	No	No	2817 NE 54TH ST
2	809110	0215	5/30/03	375000	1380	0	7	1909	3	4000	No	No	2817 NE 54TH ST
2	809110	0006	11/22/05	490000	1390	500	7	1920	3	4200	No	No	5404 27TH AV NE
2	186890	0565	7/9/03	414000	1390	0	7	1925	5	3000	No	No	6016 29TH AV NE
2	243620	0750	9/29/05	530000	1400	0	7	1931	3	6360	No	No	3330 NE BLAKELEY ST
2	092504	9113	6/7/05	465000	1410	0	7	1927	3	5310	No	No	2718 NE BLAKELEY ST
2	919120	0990	3/11/03	405000	1410	0	7	1925	3	4000	No	No	5757 27TH AV NE
2	882790	0725	7/13/04	559000	1420	560	7	1920	4	4520	No	No	5535 30TH AV NE
2	092504	9302	7/8/05	546000	1420	500	7	1926	5	3750	No	No	6227 26TH AV NE
2	092504	9283	8/5/05	550000	1430	0	7	1926	4	3600	No	No	5768 28TH AV NE
2	186890	1180	4/19/05	400000	1430	0	7	1913	4	5000	No	No	6018 27TH AV NE
2	186890	1780	4/16/03	441000	1440	0	7	1925	4	3500	No	No	6220 26TH AV NE
2	186940	0260	5/18/05	470000	1450	0	7	1926	3	3500	No	No	3006 NE 60TH ST
2	882790	1020	3/18/04	515000	1470	0	7	1911	4	4480	No	No	5515 33RD AV NE
2	919120	0770	5/8/03	432000	1470	250	7	1926	4	3750	No	No	5726 26TH AV NE
2	092504	9295	9/12/03	331000	1480	0	7	1924	3	4400	No	No	2910 NE 52ND ST
2	919120	1940	6/29/04	380000	1490	0	7	1923	4	3500	No	No	5325 27TH AV NE
2	243620	0335	8/1/03	505000	1510	0	7	1991	3	4000	No	No	4822 33RD AV NE
2	092504	9304	7/16/04	407000	1520	0	7	1926	3	4000	No	No	6216 25TH AV NE
2	919120	0390	11/6/04	405000	1520	1040	7	1930	4	3500	No	No	5738 25TH AV NE
2	882790	0810	9/9/03	424000	1520	0	7	1913	3	4480	No	No	5549 31ST AV NE
2	919120	1055	9/30/04	479950	1550	440	7	1940	3	5000	No	No	5544 26TH AV NE
2	186890	3080	5/22/03	400000	1550	300	7	1928	3	3750	No	No	6251 32ND AV NE
2	243620	0545	7/26/05	637500	1610	710	7	1924	5	4000	Yes	No	4809 UNIV. VIEW PL NE
2	186890	1810	1/3/03	447500	1630	830	7	2001	3	3000	No	No	2608 NE 62ND ST
2	092504	9249	7/9/03	430000	1640	1000	7	1924	4	4400	No	No	5114 29TH AV NE
2	186890	1755	7/23/03	465000	1650	780	7	1925	5	3600	No	No	6228 26TH AV NE
2	882790	0795	9/13/05	639000	1660	0	7	1923	5	4480	No	No	3021 NE 57TH ST
2	186890	1200	5/25/05	544000	1660	0	7	1922	5	5000	No	No	6010 27TH AV NE
2	882790	1225	2/4/04	519000	1700	800	7	1911	4	4480	No	No	5514 33RD AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	717120	0045	7/23/03	390000	1700	0	7	1919	5	4320	No	No	5528 29TH AV NE
2	717120	0175	2/14/05	500000	1720	0	7	1920	4	4968	No	No	5706 29TH AV NE
2	773110	0050	10/7/05	538000	1730	810	7	1909	4	4000	No	No	5719 29TH AV NE
2	882790	0265	7/1/03	580000	1760	390	7	1920	5	4480	No	No	5707 33RD AV NE
2	186890	1590	9/18/03	486500	1760	600	7	1910	5	5000	No	No	6221 27TH AV NE
2	882790	1170	3/26/03	415000	1780	0	7	1921	3	4480	No	No	5531 34TH AV NE
2	919120	0370	5/6/03	352500	1790	0	7	2001	3	2500	No	No	5746 25TH AV NE
2	186940	0025	8/1/05	640000	1810	0	7	1928	3	5000	No	No	6011 31ST AV NE
2	882790	0130	12/15/04	643000	1810	800	7	1926	5	4480	No	No	5732 34TH AV NE
2	882790	0490	11/25/03	397500	1900	100	7	1939	3	2960	No	No	3008 NE 57TH ST
2	187040	0355	11/16/05	671500	1910	730	7	1915	4	4275	No	No	6019 34TH AV NE
2	092504	9238	4/23/03	320000	1980	900	7	1910	3	4840	No	No	5102 27TH AV NE
2	186890	1340	1/9/04	442000	2070	0	7	1998	3	5000	No	No	6041 27TH AV NE
2	243620	0590	6/21/04	490000	2290	0	7	1995	3	3600	No	No	3046 NE BLAKELEY ST
2	092504	9025	9/3/03	642500	2680	840	7	1988	3	5320	No	No	5731 28TH AV NE
2	186890	0590	5/2/05	550000	1050	710	8	1954	4	4500	No	No	6008 29TH AV NE
2	186890	0670	3/31/05	465000	1180	230	8	1930	4	2500	Yes	No	6013 29TH AV NE
2	243620	0240	5/9/05	487500	1250	240	8	1948	3	6000	No	No	4747 34TH AV NE
2	243620	0110	9/14/05	548000	1490	0	8	1931	4	3744	No	No	3402 NE 45TH PL
2	187040	0375	6/24/05	650000	1550	560	8	1927	4	3895	No	No	6021 34TH AV NE
2	243620	0345	4/12/03	690000	1680	660	8	1924	4	4000	Yes	No	4832 33RD AV NE
2	919120	0465	6/27/05	457000	1710	190	8	1930	3	4000	No	No	5706 25TH AV NE
2	882790	0875	6/17/05	499950	1710	670	8	1998	3	1980	No	No	3014 NE 55TH ST
2	186890	2825	6/8/04	385000	1760	210	8	1928	3	3525	No	No	3011 NE 65TH ST
2	186890	0215	1/27/04	705000	1800	100	8	2000	3	5000	No	No	6032 31ST AV NE
2	882790	0285	6/3/04	695000	1830	910	8	1923	5	5600	No	No	5708 31ST AV NE
2	919120	1075	6/29/04	465000	1830	0	8	1926	3	5000	No	No	5534 26TH AV NE
2	187040	0185	7/19/04	616000	2000	800	8	1928	4	5000	No	No	6042 34TH AV NE
2	919120	1080	7/29/05	699000	2010	600	8	2005	3	2500	No	No	5532 26TH AV NE
2	092504	9223	11/16/05	750000	2040	1020	8	2003	3	5720	No	No	5112 27TH AV NE
2	092504	9223	6/23/03	618000	2040	1020	8	2003	3	5720	No	No	5112 27TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	186890	3675	6/7/05	670000	2060	120	8	1992	3	3600	No	No	6234 33RD AV NE
2	809110	0340	3/20/03	594000	2080	1040	8	1999	3	4500	No	No	2704 NE 53RD ST
2	186890	1190	8/23/05	495000	2100	0	8	2001	3	2500	No	No	6012 27TH AV NE
2	186890	2480	2/15/05	545000	2130	0	8	1993	3	5000	No	No	6235 30TH AV NE
2	187040	0545	8/11/03	581000	2170	0	8	1929	4	4750	No	No	6020 33RD AV NE
2	717120	0140	5/6/04	660000	2360	0	8	2001	3	5138	No	No	5560 29TH AV NE
2	243620	0200	11/29/05	879000	2510	840	8	1997	3	4000	No	No	4776 34TH AV NE
2	342360	0025	9/20/04	570000	1980	880	9	1993	3	3680	No	No	6250 25TH AV NE
2	882790	0105	8/9/05	690000	2060	0	9	1994	3	4480	No	No	5714 34TH AV NE
2	919120	1745	11/22/04	655000	2360	680	9	1999	3	3750	No	No	5132 26TH AV NE
2	243620	0220	4/9/03	627500	2430	0	9	2003	3	4000	No	No	4765 34TH AV NE
2	186890	2715	6/1/04	815000	2540	690	9	2003	3	5000	No	No	6207 31ST AV NE
2	243620	0785	6/10/04	600000	2730	0	9	2002	3	3752	No	No	4706 33RD AV NE
3	881540	0297	11/12/03	272000	630	0	6	1928	3	4100	No	No	6215 38TH AV NE
3	102504	9067	7/31/03	225000	690	0	6	1928	3	3738	No	No	4830 36TH AV NE
3	881990	1110	3/30/04	315000	700	0	6	1928	3	4280	Yes	No	5754 35TH AV NE
3	881990	0140	3/12/04	295000	720	0	6	1919	3	6420	No	No	5501 36TH AV NE
3	881990	0690	11/22/04	308000	730	0	6	1953	3	3750	No	No	3806 NE 57TH ST
3	243670	0815	11/29/04	351950	760	0	6	1928	3	4000	No	No	5241 39TH AV NE
3	243670	0535	6/14/04	285000	760	0	6	1948	3	2800	No	No	5030 38TH AV NE
3	881990	0320	5/12/03	316500	770	520	6	1927	4	2675	No	No	5546 37TH AV NE
3	243670	0770	9/4/04	333000	840	0	6	1923	4	4980	No	No	5234 39TH AV NE
3	881540	0955	7/28/05	350000	860	0	6	1920	3	7500	No	No	6017 37TH AV NE
3	881990	0255	4/15/05	495000	1350	0	6	1932	4	3959	No	No	5515 37TH AV NE
3	881340	0425	6/8/04	345000	1460	0	6	1910	4	3706	No	No	4823 38TH AV NE
3	243670	1225	6/30/05	330000	620	0	7	2001	3	4000	No	No	5244 36TH AV NE
3	881990	0910	3/8/05	435000	780	500	7	1940	3	4815	No	No	5737 38TH AV NE
3	881540	0080	1/16/03	256500	780	780	7	1945	3	5000	No	No	6223 40TH AV NE
3	881540	0045	7/7/05	429000	790	370	7	1945	4	5000	No	No	6243 40TH AV NE
3	318210	0105	3/24/05	430000	800	370	7	1947	4	6750	No	No	6241 44TH AV NE
3	881990	0740	6/15/04	370000	800	150	7	1949	3	5350	No	No	5746 38TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	881990	0625	3/21/05	333000	800	0	7	1948	3	3320	No	No	5722 39TH AV NE
3	881990	0665	10/27/03	289000	800	0	7	1948	4	3320	No	No	5723 40TH AV NE
3	881990	0295	8/22/03	299950	800	0	7	1941	3	3959	No	No	5516 37TH AV NE
3	881990	0290	11/14/03	299000	800	0	7	1941	3	3959	No	No	5520 37TH AV NE
3	633800	0300	10/18/04	315000	810	250	7	1945	3	4200	No	No	5720 40TH AV NE
3	881990	0589	11/16/05	395000	820	790	7	1970	3	4150	No	No	5607 40TH AV NE
3	633800	0570	7/1/04	332500	820	870	7	1928	3	5120	No	No	4021 NE 57TH ST
3	152030	0100	4/26/04	275000	820	0	7	1926	3	3400	No	No	4709 36TH AV NE
3	318160	0035	6/24/05	366000	830	0	7	1948	3	5050	No	No	4012 NE 60TH ST
3	881540	0975	1/24/03	361000	830	0	7	1927	3	3700	No	No	6043 37TH AV NE
3	881990	0675	2/25/03	312000	830	420	7	1931	3	3649	No	No	5715 40TH AV NE
3	797470	0190	8/12/03	302000	830	590	7	1942	3	5632	No	No	4021 NE 56TH ST
3	881540	0075	3/15/05	369000	840	650	7	1945	3	4200	No	No	6227 40TH AV NE
3	102504	9134	8/22/03	385000	840	200	7	1940	4	3827	No	No	4710 36TH AV NE
3	881540	1035	9/8/04	398000	850	360	7	1941	3	5000	No	No	6020 37TH AV NE
3	881540	0115	3/17/05	424950	860	720	7	1950	4	3400	No	No	6202 39TH AV NE
3	881540	0900	5/17/04	351000	860	0	7	1923	3	3500	No	No	6042 36TH AV NE
3	243670	0930	7/13/04	349000	860	430	7	1943	3	4000	No	No	5248 38TH AV NE
3	243670	0955	4/28/04	353000	860	60	7	1926	3	4000	No	No	5249 38TH AV NE
3	243670	0925	4/22/03	335000	860	200	7	1943	3	4000	No	No	5244 38TH AV NE
3	607950	0215	9/16/04	405000	870	0	7	1942	3	6400	No	No	4336 NE 56TH ST
3	243670	1080	10/15/04	390000	870	0	7	1942	3	4000	No	No	5248 37TH AV NE
3	881990	0775	4/26/04	411000	870	570	7	1951	3	4815	No	No	5733 39TH AV NE
3	607950	0345	8/20/03	320000	870	0	7	1947	4	3800	No	No	4307 NE 55TH ST
3	243670	0410	2/26/04	425000	880	300	7	1929	3	4000	No	No	5022 37TH AV NE
3	243670	0845	7/11/03	349950	890	0	7	1942	3	4000	No	No	5217 39TH AV NE
3	881540	0295	7/27/04	353000	890	370	7	1952	3	3900	No	No	6209 38TH AV NE
3	881990	0765	3/28/05	392000	900	600	7	1950	3	4013	No	No	5749 39TH AV NE
3	881540	0265	2/20/04	352000	900	200	7	1939	3	4500	No	No	6230 37TH AV NE
3	881540	1250	6/23/03	330000	900	700	7	1942	3	4953	No	No	6055 40TH AV NE
3	881990	0030	4/12/04	378000	910	560	7	1921	3	4280	Yes	No	5522 35TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	881340	0260	3/11/03	406500	910	400	7	1924	4	4270	No	No	4726 37TH AV NE
3	235930	0060	6/26/03	315000	910	0	7	1951	3	8100	No	No	6224 41ST AV NE
3	633800	0610	8/26/03	250000	910	0	7	1950	3	3780	No	No	5610 40TH AV NE
3	881990	1140	6/1/04	380000	910	910	7	1940	4	4815	Yes	No	5733 36TH AV NE
3	881990	0745	8/13/03	325000	910	910	7	1951	4	4617	No	No	5756 38TH AV NE
3	243670	0155	7/25/05	585000	930	930	7	1925	4	4000	No	No	5057 37TH AV NE
3	881990	0400	11/3/04	425500	930	220	7	1909	3	4875	No	No	5504 38TH AV NE
3	881990	0955	2/13/04	350000	930	0	7	1952	3	4650	No	No	5702 36TH AV NE
3	881990	0260	4/29/05	376100	930	0	7	1928	4	8025	No	No	5509 37TH AV NE
3	318260	0010	11/3/05	422500	940	240	7	1949	3	6750	No	No	6022 43RD AV NE
3	318260	0060	6/10/05	443000	950	200	7	1950	3	6750	No	No	6023 44TH AV NE
3	881540	0085	6/21/05	410000	950	580	7	1953	3	3400	No	No	6222 39TH AV NE
3	243670	0130	12/22/03	276000	950	0	7	1947	3	4000	No	No	5040 35TH AV NE
3	633800	0181	6/3/04	422000	960	770	7	1928	4	5611	No	No	4014 NE 58TH ST
3	881990	0576	3/5/03	389000	970	300	7	1952	3	3735	No	No	5552 39TH AV NE
3	881990	0520	12/10/03	330000	970	440	7	1940	3	5000	No	No	3812 NE 55TH ST
3	633800	0040	7/9/04	386500	970	970	7	1950	3	6624	No	No	4405 NE 60TH ST
3	881540	0280	12/20/05	470000	980	270	7	1940	3	4800	No	No	6212 37TH AV NE
3	881540	0565	3/31/05	389500	980	550	7	1937	3	4800	No	No	6242 35TH AV NE
3	243670	1170	3/30/04	409500	980	0	7	1940	3	4000	No	No	5200 36TH AV NE
3	881990	0725	9/15/04	447200	980	740	7	1950	3	7490	No	No	5730 38TH AV NE
3	881990	1145	9/21/04	420000	980	260	7	1941	3	4815	Yes	No	5729 36TH AV NE
3	881990	0275	5/26/05	410000	990	690	7	1940	3	4725	No	No	3712 NE 55TH ST
3	318110	0005	7/27/05	370000	990	320	7	1940	4	5616	No	No	4320 NE 55TH ST
3	237920	0040	9/23/05	475000	1000	1000	7	1945	3	4128	No	No	4754 35TH AV NE
3	243670	1275	1/11/05	428000	1000	220	7	1938	3	4000	No	No	5233 36TH AV NE
3	633800	0110	10/22/04	372000	1000	0	7	1948	3	6100	No	No	4123 NE 60TH ST
3	243670	1175	4/28/03	400500	1000	0	7	1926	4	4000	No	No	5206 36TH AV NE
3	607950	0005	8/25/03	350000	1000	290	7	1942	3	5000	No	No	4301 NE 57TH ST
3	102504	9106	9/20/05	480000	1020	150	7	1926	3	3560	No	No	4802 36TH AV NE
3	607950	0330	11/8/04	419950	1020	250	7	1947	3	4200	No	No	4323 NE 55TH ST

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	318160	0005	11/8/04	357000	1020	0	7	1948	3	6750	No	No	6026 40TH AV NE
3	881990	0880	11/2/04	390000	1030	730	7	1952	3	6313	Yes	No	5756 37TH AV NE
3	881540	0020	11/25/05	475000	1040	910	7	1951	3	4200	No	No	6251 40TH AV NE
3	881540	0020	4/6/05	450000	1040	910	7	1951	3	4200	No	No	6251 40TH AV NE
3	881990	0380	12/15/04	453900	1040	740	7	1941	4	5350	No	No	5515 38TH AV NE
3	318260	0080	1/26/04	398950	1040	1040	7	1950	3	6750	No	No	6016 44TH AV NE
3	881990	0305	6/10/03	395000	1040	860	7	1941	3	8025	No	No	5532 37TH AV NE
3	633800	0630	7/23/04	460000	1050	650	7	1950	4	6400	No	No	4016 NE 56TH ST
3	235930	0055	9/8/03	403500	1050	300	7	1951	3	6750	No	No	6223 41ST AV NE
3	235930	0035	7/28/03	387000	1050	470	7	1951	4	4411	No	No	6205 41ST AV NE
3	235930	0101	9/3/03	376000	1050	700	7	1951	4	8100	No	No	6223 43RD AV NE
3	243670	0150	5/3/05	372000	1060	0	7	1947	3	4000	No	No	3505 NE 52ND ST
3	881540	0505	8/19/05	454500	1060	1000	7	1925	4	7500	No	No	6225 37TH AV NE
3	318260	0110	8/18/03	377500	1060	400	7	1950	4	5912	No	No	4424 NE 60TH ST
3	633800	0270	6/14/05	490000	1070	390	7	1948	3	5280	No	No	4021 NE 58TH ST
3	243670	0065	8/5/05	499000	1070	800	7	1923	4	4000	No	No	5011 36TH AV NE
3	243670	0235	2/3/03	391000	1070	380	7	1941	3	4000	No	No	5006 36TH AV NE
3	881540	0545	8/12/03	259950	1070	0	7	1942	3	4800	No	No	3617 NE 65TH ST
3	881540	1155	7/8/04	476000	1080	1080	7	1951	3	5500	No	No	6034 38TH AV NE
3	881540	0605	10/27/04	358000	1080	1000	7	1951	4	4000	Yes	No	6212 35TH AV NE
3	243670	1295	2/11/03	425000	1090	730	7	1913	4	4000	No	No	5219 36TH AV NE
3	102504	9071	5/9/05	420000	1100	0	7	1928	3	3560	No	No	4814 36TH AV NE
3	243670	1130	12/29/04	411000	1100	610	7	1927	3	4000	No	No	5231 37TH AV NE
3	243670	0205	4/1/04	507500	1110	880	7	1929	3	4000	No	No	5017 37TH AV NE
3	607950	0355	6/23/05	399950	1110	0	7	1950	3	5180	No	No	4059 NE 55TH ST
3	318260	0020	8/10/05	533000	1120	810	7	1950	3	6750	No	No	6010 43RD AV NE
3	318260	0035	5/8/03	399950	1120	880	7	1950	4	5100	No	No	4312 NE 60TH ST
3	881990	0960	3/19/04	339000	1120	900	7	1921	4	8025	No	No	5710 36TH AV NE
3	881990	0555	9/27/04	388000	1130	330	7	1947	3	4565	No	No	5520 39TH AV NE
3	710110	0025	6/1/04	421000	1130	1130	7	1950	3	7965	No	No	6033 45TH AV NE
3	881990	0555	5/17/04	337000	1130	330	7	1947	3	4565	No	No	5520 39TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	710110	0025	5/12/03	345000	1130	1130	7	1950	3	7965	No	No	6033 45TH AV NE
3	633800	0180	8/5/04	425000	1140	800	7	1948	3	6600	No	No	4015 NE 60TH ST
3	607950	0335	12/1/03	338000	1140	400	7	1947	3	4050	No	No	4317 NE 55TH ST
3	881990	0580	4/4/03	313000	1150	200	7	1946	3	3774	No	No	5629 40TH AV NE
3	797470	0235	12/11/03	315000	1150	0	7	1950	3	4695	No	No	4051 NE 56TH ST
3	881990	0780	12/5/03	322500	1150	280	7	1946	3	5885	No	No	5729 39TH AV NE
3	318160	0010	12/19/03	315000	1160	0	7	1948	4	6750	No	No	6022 40TH AV NE
3	797470	0040	12/12/05	465800	1170	300	7	1951	3	5500	No	No	6234 40TH AV NE
3	881990	0597	7/7/04	369900	1180	820	7	1946	3	4150	No	No	5525 40TH AV NE
3	881540	0120	10/10/03	364000	1180	240	7	1945	4	5000	No	No	6203 40TH AV NE
3	318160	0045	7/16/03	328000	1180	0	7	1948	3	6210	No	No	4022 NE 60TH ST
3	881990	0603	2/24/03	275000	1180	0	7	1946	3	7460	No	No	5515 40TH AV NE
3	243670	0425	9/22/04	439000	1190	0	7	1928	3	4000	No	No	5032 37TH AV NE
3	633800	0080	4/15/04	398500	1190	700	7	1958	3	5400	No	No	4315 NE 60TH ST
3	633800	0290	6/18/03	398950	1190	870	7	1945	4	4200	No	No	4009 NE 58TH ST
3	235930	0010	2/13/03	390950	1210	0	7	1948	3	7425	No	No	6220 40TH AV NE
3	633800	0010	8/11/03	415000	1210	440	7	1948	4	5278	No	No	5821 45TH AV NE
3	881540	1085	5/14/04	508000	1220	0	7	1946	4	5000	No	No	6025 38TH AV NE
3	633800	0510	6/21/04	350000	1220	0	7	1951	3	7808	No	No	4055 NE 57TH ST
3	881990	0695	5/28/03	367000	1220	260	7	1952	3	7223	No	No	5712 38TH AV NE
3	881990	0185	3/28/03	409100	1230	430	7	1931	3	3959	No	No	5530 36TH AV NE
3	607950	0155	3/26/04	375000	1230	0	7	1942	3	5000	No	No	4351 NE 57TH ST
3	881540	0395	9/24/04	335000	1230	310	7	1938	3	6500	No	No	6250 36TH AV NE
3	881340	0170	9/9/05	490000	1240	0	7	1913	4	4950	No	No	4738 38TH AV NE
3	881540	1285	6/20/05	459500	1240	0	7	1946	4	5000	No	No	6032 39TH AV NE
3	881540	1260	6/4/04	377000	1240	820	7	1947	3	5000	No	No	6047 40TH AV NE
3	318110	0010	3/9/05	515000	1250	290	7	1940	4	5049	No	No	4324 NE 55TH ST
3	881540	0795	8/18/05	525000	1250	100	7	1926	3	4000	No	No	6011 36TH AV NE
3	881540	0325	3/21/05	395000	1250	430	7	1946	3	5000	No	No	6257 38TH AV NE
3	881540	0170	3/27/03	337500	1250	420	7	1946	3	5000	No	No	6214 38TH AV NE
3	881990	0635	7/13/04	385000	1260	750	7	1948	3	7260	No	No	5727 40TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	881990	0535	11/3/05	440000	1280	1400	7	1946	3	4565	No	No	3902 NE 55TH ST
3	881540	1100	8/31/05	407000	1280	0	7	1946	3	5400	No	No	6053 38TH AV NE
3	237920	0015	7/22/03	425000	1280	0	7	1945	4	4300	No	No	4839 36TH AV NE
3	881540	1175	4/27/04	407530	1280	400	7	1948	3	7500	No	No	6010 38TH AV NE
3	243670	0215	10/24/05	615000	1290	840	7	1929	4	4000	No	No	5011 37TH AV NE
3	243670	0985	9/26/03	376000	1290	0	7	1947	3	4000	No	No	5225 38TH AV NE
3	881540	0235	11/3/03	373000	1290	700	7	1959	3	7691	No	No	6255 39TH AV NE
3	881990	0165	5/17/04	422500	1290	850	7	1927	4	3959	No	No	5516 36TH AV NE
3	797470	0240	6/22/04	357500	1290	0	7	1950	4	5175	No	No	5515 43RD AV NE
3	243670	0215	2/12/03	422000	1290	840	7	1929	4	4000	No	No	5011 37TH AV NE
3	881990	0330	7/11/05	539950	1300	360	7	1938	4	4280	No	No	5554 37TH AV NE
3	243670	1185	7/20/05	500000	1300	900	7	1926	4	4000	No	No	5214 36TH AV NE
3	243670	0280	9/26/05	355000	1300	0	7	1924	3	4000	No	No	5036 36TH AV NE
3	881540	0830	4/1/04	330000	1300	180	7	1927	3	4200	No	No	6033 36TH AV NE
3	881540	0670	9/30/05	475000	1310	400	7	1941	3	6000	No	No	6233 36TH AV NE
3	797470	0230	7/29/03	354000	1310	0	7	1950	4	4720	No	No	4057 NE 56TH ST
3	152030	0095	10/17/03	420000	1320	0	7	1927	3	3315	No	No	4715 36TH AV NE
3	243670	1060	2/19/03	320000	1320	0	7	1924	3	4000	No	No	5232 37TH AV NE
3	633800	0480	4/13/05	512500	1330	630	7	1958	3	8100	No	No	4315 NE 58TH ST
3	881540	0875	5/13/04	368000	1330	140	7	1927	3	4100	No	No	6058 36TH AV NE
3	243670	0395	6/16/04	424000	1340	0	7	1927	4	4000	No	No	5010 37TH AV NE
3	607950	0030	8/26/03	410000	1350	0	7	1942	3	6400	No	No	4311 NE 57TH ST
3	881340	0310	2/17/04	315000	1350	0	7	1953	3	5605	No	No	4715 38TH AV NE
3	633800	0194	2/25/04	335000	1380	0	7	1947	3	5040	No	No	5806 40TH AV NE
3	881540	0440	3/1/03	335000	1380	500	7	1938	3	4500	No	No	6220 36TH AV NE
3	881990	0280	2/22/05	455000	1390	620	7	1927	4	3525	No	No	5502 37TH AV NE
3	881990	0225	8/10/04	474950	1390	500	7	1928	5	3000	No	No	3611 NE 57TH ST
3	881540	0071	4/26/05	393000	1390	650	7	1959	3	4200	No	No	6226 39TH AV NE
3	881990	0276	6/20/03	390000	1390	0	7	1927	5	3000	No	No	3706 NE 55TH ST
3	152030	0050	12/8/05	499000	1400	0	7	1927	3	3315	No	No	4736 35TH AV NE
3	881340	0190	9/23/04	360000	1400	0	7	1912	4	4725	No	No	4720 38TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	881990	0405	4/22/03	369000	1410	0	7	1925	3	3150	No	No	3808 NE 55TH ST
3	243670	0055	1/14/05	550000	1420	300	7	1939	4	4000	No	No	5019 36TH AV NE
3	152030	0110	7/27/04	416000	1420	0	7	1927	3	3548	No	No	4701 36TH AV NE
3	881990	0060	6/29/04	510000	1430	900	7	2003	3	4280	Yes	No	5544 35TH AV NE
3	152030	0030	6/23/03	321000	1430	420	7	1927	3	3315	No	No	4720 35TH AV NE
3	881990	0655	6/30/04	400000	1440	0	7	1926	4	3735	No	No	5757 40TH AV NE
3	243670	0190	5/17/04	461000	1440	750	7	1926	4	4000	No	No	5029 37TH AV NE
3	243670	0125	6/3/04	393200	1450	0	7	1928	4	4000	No	No	5036 35TH AV NE
3	881340	0370	3/25/04	482200	1460	400	7	1927	3	3706	No	No	4812 37TH AV NE
3	881540	0630	6/2/03	451000	1490	0	7	1938	3	4800	No	No	6207 36TH AV NE
3	881340	0230	3/12/03	438000	1490	510	7	1936	3	8400	No	No	4516 37TH AV NE
3	243670	0540	3/24/03	449950	1490	440	7	1929	5	2960	No	No	5034 38TH AV NE
3	881540	0840	10/21/03	429000	1500	420	7	1926	5	4200	No	No	6037 36TH AV NE
3	152030	0015	7/5/05	370000	1510	0	7	1927	3	3400	No	No	4710 35TH AV NE
3	243670	0185	1/22/03	420000	1520	500	7	1940	4	4000	No	No	5033 37TH AV NE
3	633800	0411	9/20/04	529000	1530	900	7	1940	4	6600	No	No	5705 45TH AV NE
3	607950	0275	4/26/05	445000	1540	0	7	1940	3	6000	No	No	5516 43RD AV NE
3	633800	0660	5/22/03	410000	1570	0	7	1941	4	7736	No	No	4032 NE 56TH ST
3	243670	1310	5/17/03	485000	1610	420	7	1925	4	4000	No	No	5205 36TH AV NE
3	318110	0015	12/7/05	595000	1630	500	7	1940	4	5005	No	No	4330 NE 55TH ST
3	607950	0145	3/25/05	447000	1650	0	7	1942	4	5600	No	No	5611 45TH AV NE
3	243670	1230	3/31/04	639000	1660	1150	7	2001	3	4000	No	No	5246 36TH AV NE
3	318210	0180	12/24/03	439950	1660	0	7	2001	3	6750	No	No	6206 44TH AV NE
3	881990	0540	1/11/05	635000	1680	1090	7	1947	5	4565	No	No	5508 39TH AV NE
3	881540	0230	1/9/03	424500	1680	570	7	1922	3	5600	No	No	6249 39TH AV NE
3	243670	0020	11/2/04	525000	1690	550	7	1926	4	4000	No	No	5045 36TH AV NE
3	243670	1290	5/22/04	469950	1720	1020	7	1926	3	4000	No	No	5223 36TH AV NE
3	607950	0225	9/30/03	394000	1770	0	7	1942	5	6400	No	No	4330 NE 56TH ST
3	881990	0855	8/22/03	358000	1790	860	7	1915	4	4013	Yes	No	5744 37TH AV NE
3	633800	0520	9/12/05	376000	1850	0	7	1948	3	7680	No	No	4051 NE 57TH ST
3	797470	0140	10/7/05	439950	1880	0	7	1950	4	7354	No	No	4047 NE 56TH ST

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	881540	0400	6/15/04	525000	1890	0	7	1930	4	6000	No	No	6242 36TH AV NE
3	318210	0215	5/9/05	527000	1900	190	7	1947	4	6750	No	No	6227 45TH AV NE
3	235930	0080	6/27/05	495950	1970	300	7	1951	5	4349	No	No	4114 NE 62ND ST
3	881540	0675	11/12/03	495000	2020	0	7	1939	3	6000	No	No	6239 36TH AV NE
3	318210	0075	2/16/05	539000	2030	0	7	1947	5	6750	No	No	6211 44TH AV NE
3	243670	0075	11/28/05	542950	2070	400	7	1923	3	4000	No	No	5001 36TH AV NE
3	152030	0010	9/7/04	435000	2080	450	7	1927	4	3400	No	No	4706 35TH AV NE
3	152030	0010	8/1/03	375000	2080	450	7	1927	4	3400	No	No	4706 35TH AV NE
3	633800	0380	9/28/05	815000	2150	870	7	2003	3	7737	No	No	4044 NE 57TH ST
3	243670	0180	8/24/04	460000	2171	800	7	1939	4	4000	No	No	5037 37TH AV NE
3	633800	0540	7/8/05	500000	2180	0	7	1948	4	7680	No	No	4039 NE 57TH ST
3	318110	0030	6/14/03	450000	2220	0	7	1987	3	8262	No	No	4358 NE 55TH ST
3	318210	0055	10/1/03	380000	2220	0	7	1950	4	6750	No	No	6206 43RD AV NE
3	633800	0130	6/2/03	425000	2360	0	7	1987	3	8580	No	No	4044 NE 58TH ST
3	881340	0430	8/8/03	370000	1010	380	8	1960	3	3706	No	No	4825 38TH AV NE
3	881990	0105	3/25/05	539320	1090	1040	8	1926	4	4280	No	No	5545 36TH AV NE
3	881540	1025	11/29/04	455000	1090	800	8	1953	3	5000	No	No	6032 37TH AV NE
3	881990	0771	10/16/03	395000	1190	370	8	1969	3	4280	No	No	5739 39TH AV NE
3	881990	0170	11/22/05	625000	1270	1250	8	1931	4	3959	No	No	5524 36TH AV NE
3	881990	1005	6/16/05	608000	1290	1290	8	1968	3	5350	No	No	5733 37TH AV NE
3	881540	0745	1/3/05	425000	1470	0	8	1932	3	4000	Yes	No	6026 35TH AV NE
3	881540	0460	8/11/04	625000	1520	670	8	1929	4	5000	No	No	6210 36TH AV NE
3	633800	0493	4/20/04	450000	1520	0	8	1931	5	3200	No	No	5718 43RD AV NE
3	881990	0950	4/22/03	472000	1540	840	8	1929	4	4125	Yes	No	3606 NE 57TH ST
3	881340	0515	11/9/04	566200	1560	0	8	1931	4	3960	No	No	4818 38TH AV NE
3	881540	1095	10/7/03	343000	1560	710	8	1950	3	5000	No	No	6035 38TH AV NE
3	243670	1285	10/13/03	480000	1590	0	8	1914	3	4000	No	No	5227 36TH AV NE
3	797470	0124	2/26/04	470000	1600	1200	8	1961	3	5830	No	No	6047 41ST AV NE
3	797470	0102	7/2/03	420000	1600	290	8	1956	3	6600	No	No	4115 NE 62ND ST
3	881540	0710	5/18/05	491100	1650	420	8	1931	4	4000	Yes	No	6044 35TH AV NE
3	797470	0094	8/5/03	439950	1650	500	8	1981	3	10065	No	No	6037 41ST AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	881990	0585	8/24/04	535000	1700	420	8	2003	3	3776	No	No	5625 40TH AV NE
3	881340	0285	11/18/04	495000	1710	0	8	1987	3	2890	No	No	4729 38TH AV NE
3	881540	0615	12/3/04	325000	1720	0	8	1929	3	4000	No	No	6206 35TH AV NE
3	881540	0770	12/16/04	407400	1850	450	8	1939	3	4000	Yes	No	6006 35TH AV NE
3	633800	0093	3/25/03	485000	2020	0	8	1981	3	5040	No	No	5820 43RD AV NE
3	881540	0221	11/30/05	789660	2620	0	8	1991	3	5622	No	No	6231 39TH AV NE
3	633800	0091	5/2/03	812000	2650	820	8	1999	3	7200	No	No	4305 NE 60TH ST
3	237920	0056	6/15/05	650000	2670	0	8	1994	3	3990	No	No	4825 36TH AV NE
3	881540	0750	8/2/03	560000	2720	840	8	1991	3	4000	Yes	No	6022 35TH AV NE
3	881540	0775	3/14/03	610000	2750	460	8	1998	3	4000	Yes	No	3506 NE 60TH ST
3	881540	1235	6/30/04	517000	2330	0	9	1999	3	4000	No	No	6057 39TH AV NE
3	881540	1225	8/24/04	753000	2850	0	9	2004	3	5000	No	No	6047 39TH AV NE
3	881540	0937	2/11/03	715000	2350	650	10	2002	3	3749	No	No	6004 36TH AV NE
3	881540	0935	5/20/03	765000	2640	810	10	2002	3	3749	No	No	6002 36TH AV NE
3	881540	1070	6/27/05	1000000	2810	680	10	2004	3	5625	No	No	6011 38TH AV NE
6	684470	0575	12/21/05	275000	690	380	5	1946	5	4794	No	No	3512 NE 92ND ST
6	565260	0405	4/18/03	231000	660	0	6	1940	3	5176	No	No	3003 NE 95TH ST
6	510140	4256	8/1/03	235000	660	210	6	1949	3	3520	No	No	2326 NE 92ND ST
6	797420	0930	10/17/03	319000	670	670	6	1937	4	4788	No	No	6501 36TH AV NE
6	797420	0929	6/30/05	345000	680	0	6	1926	3	5396	No	No	3516 NE 65TH ST
6	717020	0095	6/16/05	290000	700	0	6	1926	4	3800	No	No	7021 34TH AV NE
6	717630	0025	4/12/04	284000	720	0	6	1950	4	7200	No	No	7334 40TH AV NE
6	792010	0110	3/4/04	285000	720	0	6	1925	3	5250	No	No	6837 27TH AV NE
6	639200	3460	1/6/03	229500	720	0	6	1940	4	5000	No	No	7541 44TH AV NE
6	151380	0140	6/28/04	191000	720	0	6	1951	3	5700	No	No	2502 NE 82ND ST
6	329080	0100	11/23/05	325000	740	340	6	1922	3	4120	No	No	7310 33RD AV NE
6	684470	0235	2/14/05	382000	750	350	6	1995	3	8160	No	No	3517 NE 94TH ST
6	565310	0100	8/4/05	362000	750	530	6	1944	5	5016	No	No	9008 30TH AV NE
6	510140	2462	7/19/05	269950	750	0	6	1952	4	5413	No	No	9021 25TH AV NE
6	797720	0965	12/6/05	335000	770	0	6	1948	3	4590	No	No	7706 32ND AV NE
6	536320	0129	5/6/04	320000	790	0	6	1943	3	5100	No	No	3231 NE 86TH ST

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	521020	0200	4/20/05	320000	810	240	6	1930	4	6600	No	No	9401 42ND AV NE
6	639200	0735	9/12/05	348000	820	0	6	1925	4	4000	No	No	7751 37TH AV NE
6	797720	0830	2/25/03	257500	840	0	6	1944	4	5100	No	No	7749 33RD AV NE
6	536320	0266	8/2/05	389900	880	500	6	1937	5	5029	No	No	3039 NE 90TH ST
6	797420	0960	1/6/03	300000	900	450	6	1948	4	5406	No	No	6529 40TH AV NE
6	676920	0050	12/31/03	315000	940	0	6	1942	3	6000	No	No	2615 NE 82ND ST
6	510140	4278	10/30/03	301000	970	0	6	1928	3	5413	No	No	9215 25TH AV NE
6	684470	0795	6/19/03	269950	990	0	6	1948	3	6120	No	No	3526 91ST AV NE
6	639200	3500	7/3/03	236900	990	0	6	1970	3	3000	No	No	7517 44TH AV NE
6	510140	2479	10/28/04	279950	1000	180	6	1911	3	5388	No	No	9112 23RD AV NE
6	792010	0084	7/19/05	265000	1010	0	6	1904	4	1938	No	No	6856 25TH AV NE
6	792010	0085	10/2/03	236000	1010	0	6	1906	3	3288	No	No	6852 25TH AV NE
6	565260	0440	5/22/03	310500	1060	0	6	1923	3	10308	No	No	3049 NE 95TH ST
6	639200	0635	9/9/04	310000	1090	0	6	1924	5	5700	No	No	7714 36TH AV NE
6	565260	0735	7/18/03	338000	1120	0	6	1927	3	10044	No	No	3035 NE 91ST ST
6	684470	3660	9/13/04	279000	1130	0	6	1930	3	5460	No	No	3846 NE 93RD ST
6	549920	0085	9/15/03	269950	1130	580	6	1909	3	3800	No	No	7051 34TH AV NE
6	510140	2466	9/20/05	290000	1160	0	6	1952	3	5413	No	No	9013 25TH AV NE
6	536320	0024	10/21/03	275000	1450	300	6	1908	4	5924	No	No	3248 NE 89TH ST
6	329080	0045	8/14/03	326000	580	200	7	1916	4	5200	No	No	7311 33RD AV NE
6	565260	0145	7/23/04	329950	730	180	7	1923	4	5289	No	No	9102 32ND AV NE
6	536320	0172	8/26/03	258000	760	0	7	1946	3	5100	No	No	3026 NE 86TH ST
6	536320	0042	8/19/03	303000	780	100	7	1942	3	5000	No	No	3216 NE 88TH ST
6	639200	3490	6/7/04	315000	780	450	7	1937	4	6000	No	No	7525 44TH AV NE
6	684470	0345	7/22/05	388000	790	0	7	1943	3	6120	No	No	3548 NE 93RD ST
6	742070	0095	5/18/05	395000	790	390	7	1943	3	7695	No	No	6821 43RD AV NE
6	742070	0075	7/20/05	330000	790	0	7	1945	4	6270	No	No	6800 42ND AV NE
6	684470	0365	7/26/04	350500	790	0	7	1943	4	6120	No	No	3504 NE 93RD ST
6	684470	0305	7/29/03	325000	790	0	7	1943	3	6120	No	No	3528 NE 93RD ST
6	742070	0075	9/8/03	278000	790	0	7	1945	4	6270	No	No	6800 42ND AV NE
6	684470	0375	4/30/03	307000	790	250	7	1943	4	6120	No	No	3510 NE 93RD ST

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	742070	0100	8/4/04	300000	790	390	7	1943	3	7695	No	No	6825 43RD AV NE
6	921340	0040	11/18/05	445000	800	0	7	1946	3	6048	No	No	8209 36TH AV NE
6	893510	0045	7/19/04	380000	800	510	7	1945	4	6095	No	No	6509 42ND AV NE
6	639200	0522	10/21/04	290000	800	0	7	1951	3	5000	No	No	7547 37TH AV NE
6	797720	1430	5/18/04	342000	800	340	7	1942	3	5100	No	No	7703 34TH AV NE
6	797420	0926	5/15/03	319000	800	400	7	1949	3	5080	No	No	6529 36TH AV NE
6	921340	0065	2/13/04	339950	800	580	7	1946	3	6105	No	No	3621 NE 85TH ST
6	565260	0410	3/8/04	277500	810	0	7	1940	4	5155	No	No	3011 NE 95TH ST
6	921340	0115	2/27/04	335000	810	520	7	1946	3	6720	No	No	8218 36TH AV NE
6	044200	0160	10/25/04	279000	810	0	7	1948	3	5664	No	No	8251 42ND AV NE
6	921290	0720	5/21/04	385000	820	610	7	1941	3	6000	No	No	3152 NE 81ST ST
6	921290	0305	5/14/04	391000	820	610	7	1942	4	6000	No	No	3134 NE 84TH ST
6	684470	1305	6/24/04	340000	820	0	7	1928	3	5100	No	No	3532 NE 88TH ST
6	921340	0005	3/13/03	315000	820	430	7	1946	4	5670	No	No	8415 36TH AV NE
6	921290	0400	8/19/05	419000	830	170	7	1942	3	6000	No	No	3159 NE 84TH ST
6	921290	0400	9/21/04	336500	830	170	7	1942	3	6000	No	No	3159 NE 84TH ST
6	271060	0105	7/26/05	326000	840	0	7	1949	3	5328	No	No	6503 38TH AV NE
6	921290	0235	7/14/04	350000	840	600	7	1942	3	6000	No	No	3135 NE 85TH ST
6	797720	1695	3/10/03	285000	840	0	7	1939	3	6120	No	No	7743 35TH AV NE
6	271060	0065	9/5/03	280000	840	130	7	1949	3	6099	No	No	6523 39TH AV NE
6	543030	0100	11/1/04	221000	840	0	7	1950	4	4720	No	No	7356 39TH AV NE
6	639200	1844	11/17/05	343500	850	0	7	1951	3	6000	No	No	7538 39TH AV NE
6	639200	0855	4/19/05	307000	850	0	7	1951	3	4500	No	No	7740 37TH AV NE
6	639200	2640	10/22/03	350000	850	850	7	1958	3	5100	No	No	7535 42ND AV NE
6	921440	0120	3/26/04	322000	850	290	7	1947	3	5720	No	No	7270 27TH AV NE
6	921290	0925	6/7/05	405000	860	500	7	1942	3	6900	No	No	8226 34TH AV NE
6	684470	3550	7/27/05	422920	860	780	7	1951	3	6120	No	No	3809 NE 93RD ST
6	044400	0310	4/15/05	345000	860	0	7	1950	3	6545	No	No	4210 NE 85TH ST
6	893510	0025	11/9/04	375000	860	0	7	1945	3	6500	No	No	6529 42ND AV NE
6	921440	0426	3/3/04	374500	860	200	7	1947	3	4559	No	No	7022 28TH AV NE
6	921290	0910	10/13/04	325000	860	490	7	1942	3	7954	No	No	3405 NE 84TH ST

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	510140	4260	3/25/04	379950	860	860	7	1955	4	6160	No	No	2334 NE 92ND ST
6	921290	0260	10/26/04	325000	860	300	7	1942	3	6000	No	No	3165 NE 85TH ST
6	639200	1614	5/12/03	269950	860	0	7	1951	4	4500	No	No	7740 38TH AV NE
6	536320	0050	4/23/03	268670	860	0	7	1947	4	6630	No	No	3234 NE 88TH ST
6	271060	0045	7/21/04	240000	860	690	7	1949	3	4708	No	No	6503 39TH AV NE
6	921290	0860	8/10/05	434000	870	0	7	1941	3	6000	No	No	3220 NE 80TH ST
6	684470	1455	9/2/04	352000	870	200	7	1943	4	5100	No	No	3539 NE 88TH ST
6	044100	0155	3/4/03	322000	870	120	7	1947	3	5512	No	No	8039 37TH AV NE
6	921290	0630	7/1/03	325000	870	290	7	1942	3	6000	No	No	3121 NE 82ND ST
6	684470	1890	2/11/04	299950	870	70	7	1946	3	6120	No	No	3532 NE 85TH ST
6	044500	0020	9/16/03	260000	870	260	7	1949	3	5800	No	No	8239 39TH AV NE
6	271060	0120	9/9/05	388000	880	0	7	1949	3	5883	No	No	6517 38TH AV NE
6	921290	0940	12/15/05	349950	880	0	7	1941	3	6900	No	No	8204 34TH AV NE
6	921290	0115	3/23/04	380000	880	0	7	1942	3	6000	No	No	8409 31ST AV NE
6	921290	0090	7/30/04	383100	880	170	7	1942	3	6000	No	No	8026 30TH AV NE
6	924490	0240	6/28/04	363000	880	260	7	1946	3	5300	No	No	8040 40TH AV NE
6	549920	0020	6/28/04	386500	880	880	7	1947	4	3800	No	No	7044 34TH AV NE
6	332750	0070	1/10/03	395000	880	600	7	1947	3	8280	Yes	No	2571 NE 83RD ST
6	510140	2185	4/25/05	425000	890	0	7	1940	3	11250	No	No	8935 25TH AV NE
6	639200	3670	8/16/04	319000	890	0	7	1950	3	7150	No	No	7507 45TH AV NE
6	601550	0240	10/6/03	310000	890	0	7	1946	3	6000	No	No	8227 40TH AV NE
6	684470	2680	6/12/03	289950	890	0	7	1948	4	6120	No	No	3856 NE 88TH ST
6	797720	1685	7/29/05	330000	900	0	7	1952	3	4080	No	No	7737 35TH AV NE
6	639200	0127	3/28/05	375000	900	480	7	1946	3	5000	No	No	7706 35TH AV NE
6	044200	0045	8/4/05	425000	900	300	7	1947	3	5664	No	No	8208 40TH AV NE
6	042504	9079	7/15/05	325000	900	0	7	1939	3	7004	No	No	3301 NE 75TH ST
6	639200	3410	12/12/05	415500	900	530	7	1940	4	5000	No	No	7540 43RD AV NE
6	639200	0127	10/28/03	321000	900	480	7	1946	3	5000	No	No	7706 35TH AV NE
6	044100	0145	9/6/05	416000	900	500	7	1947	4	5141	No	No	8051 37TH AV NE
6	639200	3915	10/14/03	317000	900	0	7	1942	3	6500	No	No	7709 45TH AV NE
6	924490	0224	10/21/03	413500	900	520	7	1946	5	5300	No	No	8018 40TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	684470	2060	12/1/04	350000	900	450	7	1946	3	6120	No	No	3844 NE 85TH ST
6	044200	0095	7/8/03	399500	900	600	7	1947	5	5664	No	No	8209 41ST AV NE
6	921440	0410	7/2/03	339950	900	200	7	1947	3	6180	No	No	7007 28TH AV NE
6	684470	2040	8/4/04	321000	900	0	7	1946	3	6120	No	No	3832 NE 85TH ST
6	044200	0045	9/23/03	319950	900	300	7	1947	3	5664	No	No	8208 40TH AV NE
6	507140	0330	10/24/03	315000	900	110	7	1946	3	6000	No	No	4048 NE 88TH ST
6	044100	0100	2/19/03	303000	900	0	7	1947	3	5141	No	No	8050 36TH AV NE
6	044100	0060	10/16/03	325000	900	600	7	1947	4	5141	No	No	8045 36TH AV NE
6	601550	0005	6/18/03	293000	900	350	7	1947	3	6000	No	No	8227 38TH AV NE
6	568300	0059	4/1/05	435000	910	650	7	1950	3	5628	No	No	6529 44TH AV NE
6	717020	0125	7/22/05	428000	910	420	7	1947	3	3800	No	No	7016 34TH AV NE
6	684470	2300	9/22/04	325000	910	0	7	1941	3	6120	No	No	3837 NE 87TH ST
6	044300	0085	6/23/04	407500	910	610	7	1949	4	13176	No	No	8230 43RD AV NE
6	684470	1510	7/14/04	344000	910	300	7	1941	3	6120	No	No	3544 NE 87TH ST
6	565260	1385	5/13/04	320000	910	0	7	1965	3	6786	No	No	2554 NE 91ST ST
6	044100	0135	4/24/03	285000	910	0	7	1947	3	5565	No	No	8012 36TH AV NE
6	568300	0033	2/24/03	267000	910	0	7	1949	3	4725	No	No	4314 NE 65TH ST
6	601550	0070	3/16/04	305500	910	280	7	1947	3	6000	No	No	8216 38TH AV NE
6	044100	0105	9/25/03	297500	910	200	7	1947	3	5247	No	No	8044 36TH AV NE
6	921440	0300	2/20/03	300000	910	480	7	1947	3	6240	No	No	7210 28TH AV NE
6	507140	0405	6/23/03	265000	910	0	7	1951	3	6000	No	No	8716 40TH AV NE
6	044100	0150	9/18/03	275000	910	120	7	1947	3	5406	No	No	8045 37TH AV NE
6	921290	0045	5/13/04	367000	920	450	7	1942	3	6000	No	No	8216 30TH AV NE
6	740970	0665	5/24/04	354500	920	0	7	1928	4	4000	No	No	6507 32ND AV NE
6	565260	1045	8/17/04	300000	920	920	7	1939	3	7734	No	No	2755 NE 95TH ST
6	742070	0040	4/13/05	350000	930	0	7	1944	3	7695	No	No	6815 42ND AV NE
6	921440	0240	7/15/03	375000	930	360	7	1947	3	5586	No	No	7211 28TH AV NE
6	044300	0015	12/26/03	337900	930	0	7	1949	3	5664	No	No	8245 43RD AV NE
6	921290	0905	10/27/03	344950	930	770	7	1942	3	7033	No	No	3104 NE 80TH ST
6	639200	3304	6/10/03	389000	930	930	7	1947	5	6500	No	No	7711 44TH AV NE
6	639200	1945	11/7/03	299000	930	540	7	1985	3	3000	No	No	7504 39TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	568300	0098	12/27/05	395000	940	0	7	1949	3	4620	No	No	4422 NE 65TH ST
6	043500	0040	5/13/05	450000	940	640	7	1950	3	6615	No	No	6553 44TH AV NE
6	921490	0170	5/13/04	379000	940	400	7	1947	3	6515	No	No	7019 29TH AV NE
6	684470	2965	3/8/05	365500	940	380	7	1945	3	6120	No	No	3819 NE 90TH ST
6	921440	0325	4/15/03	300000	940	310	7	1947	3	5762	No	No	2813 NE 75TH ST
6	797720	0980	3/22/04	279500	940	0	7	1943	3	4590	No	No	7703 33RD AV NE
6	568300	0098	4/1/04	247500	940	0	7	1949	3	4620	No	No	4422 NE 65TH ST
6	127930	0040	6/4/04	474950	950	950	7	1946	5	6000	No	No	6507 28TH AV NE
6	436120	0125	12/9/05	411000	950	210	7	1947	4	4944	No	No	6812 37TH AV NE
6	684470	2690	6/28/04	365000	950	0	7	1945	3	6120	No	No	3833 NE 89TH ST
6	536320	0126	3/10/05	365000	950	100	7	1928	3	5100	No	No	3227 NE 86TH ST
6	044500	0060	9/22/03	292000	950	180	7	1948	3	5858	No	No	8251 40TH AV NE
6	436120	0050	11/1/05	503000	960	270	7	1947	4	3948	No	No	6821 36TH AV NE
6	684470	1645	9/6/05	377000	960	0	7	1940	3	5100	No	No	3535 NE 87TH ST
6	510140	2486	7/25/05	439900	960	150	7	1950	3	6235	No	No	2318 NE 91ST ST
6	507140	0340	9/12/05	475000	960	310	7	1946	3	11000	No	No	4054 NE 88TH ST
6	604940	0010	6/6/05	367000	960	0	7	1962	3	7680	No	No	8253 30TH AV NE
6	510140	2486	4/19/04	399000	960	150	7	1950	3	6235	No	No	2318 NE 91ST ST
6	797420	0508	6/3/03	290000	960	300	7	1937	3	4600	No	No	3536 NE 70TH ST
6	254570	0250	4/25/03	274000	960	170	7	1939	3	6348	No	No	2759 NE 88TH ST
6	797420	0962	12/5/05	430000	970	260	7	1952	3	5406	No	No	6528 39TH AV NE
6	510140	4322	10/25/05	309950	970	180	7	1947	3	6380	No	No	2331 NE 95TH ST
6	885300	0040	9/11/03	310000	970	0	7	1950	3	6090	No	No	8009 44TH AV NE
6	639200	3295	4/15/04	377000	970	600	7	1947	4	6500	No	No	7717 44TH AV NE
6	921290	0865	3/17/05	360000	970	600	7	1941	4	6000	No	No	3300 NE 80TH ST
6	741020	0080	5/10/04	362000	970	1000	7	1941	4	6016	No	No	6836 34TH AV NE
6	858540	0080	6/6/03	307000	970	400	7	1929	3	4320	No	No	6834 36TH AV NE
6	565260	0055	6/11/03	239950	970	0	7	1965	3	5198	No	No	3231 NE 91ST ST
6	740970	0380	5/1/04	460000	980	980	7	1938	5	4756	No	No	6557 30TH AV NE
6	536320	0269	8/2/04	325000	980	0	7	1942	4	6281	No	No	3012 NE 89TH ST
6	332750	0025	3/23/04	355000	980	620	7	1947	3	6000	No	No	2569 NE 85TH ST

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	549970	0020	4/25/03	277000	980	0	7	1947	3	3800	No	No	7044 33RD AV NE
6	639200	1670	10/7/03	316000	980	340	7	1950	3	5000	No	No	7734 39TH AV NE
6	536320	0151	10/2/03	297000	980	500	7	1950	3	6120	No	No	3014 NE 85TH ST
6	332750	0025	11/14/03	300000	980	620	7	1947	3	6000	No	No	2569 NE 85TH ST
6	543030	0196	1/7/05	359500	990	900	7	1959	3	4920	No	No	3811 NE 75TH ST
6	044400	0185	4/28/03	365000	990	600	7	1950	3	6120	No	No	4032 NE 86TH ST
6	639200	0550	10/14/04	280000	990	0	7	1947	3	6000	No	No	3605 NE 77TH ST
6	565260	0520	7/8/03	305000	990	0	7	1921	3	10174	No	No	3011 NE 94TH ST
6	639200	0524	6/20/05	354000	1000	0	7	1951	3	5000	No	No	7541 37TH AV NE
6	639200	0290	8/17/05	435000	1000	1000	7	1948	4	6000	No	No	7535 36TH AV NE
6	044500	0025	3/1/03	349850	1000	250	7	1949	4	5800	No	No	8233 39TH AV NE
6	639200	0175	4/29/03	275000	1000	0	7	1946	3	5000	No	No	7713 36TH AV NE
6	639200	0195	1/27/04	297500	1000	330	7	1946	3	5000	No	No	7703 36TH AV NE
6	684470	3770	7/17/03	275000	1000	200	7	1946	3	6834	No	No	3821 NE 94TH ST
6	565310	0105	10/19/04	394950	1010	0	7	1950	3	10218	No	No	2750 NE 90TH ST
6	042504	9114	1/7/05	415000	1010	400	7	1947	3	6386	No	No	2515 NE 68TH ST
6	797720	1445	3/11/05	335000	1010	0	7	1942	3	5100	No	No	7711 34TH AV NE
6	893810	0130	1/16/03	325000	1010	0	7	1937	4	5000	No	No	6852 27TH AV NE
6	536320	0057	6/24/03	277500	1010	290	7	1941	4	5100	No	No	3220 NE 88TH ST
6	740970	0540	5/20/05	567500	1020	460	7	1920	5	6800	No	No	6528 30TH AV NE
6	565260	0559	11/28/05	395000	1020	0	7	1949	3	6120	No	No	9205 32ND AV NE
6	797720	1395	7/12/05	439950	1020	190	7	1950	3	5100	No	No	7559 34TH AV NE
6	043900	0400	2/21/05	374000	1020	0	7	1951	4	6000	No	No	2710 NE 87TH ST
6	565260	0559	8/26/03	327500	1020	0	7	1949	3	6120	No	No	9205 32ND AV NE
6	797720	0700	4/1/04	353500	1020	0	7	1958	3	4080	No	No	7729 32ND AV NE
6	797720	1230	7/9/03	314000	1020	0	7	1930	3	6120	No	No	7503 34TH AV NE
6	043900	0055	8/24/04	372000	1020	700	7	1954	3	6756	No	No	8626 25TH AV NE
6	676920	0070	3/9/04	373000	1020	750	7	1953	4	6426	No	No	2633 NE 82ND ST
6	043900	0055	1/27/03	330000	1020	700	7	1954	3	6756	No	No	8626 25TH AV NE
6	043900	0030	6/20/03	350000	1020	720	7	1954	5	6506	No	No	8726 25TH AV NE
6	565260	1445	9/12/03	285000	1020	670	7	1940	4	8341	No	No	9000 25TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	518510	0050	6/3/05	376500	1030	0	7	1949	3	5900	No	No	8232 38TH AV NE
6	549920	0030	8/24/05	396000	1030	360	7	1916	3	3800	No	No	7036 34TH AV NE
6	797720	0505	9/9/05	365500	1030	0	7	1939	4	6120	No	No	7542 31ST AV NE
6	521020	0191	7/21/03	389000	1030	790	7	1946	5	5400	No	No	9416 42ND AV NE
6	921340	0055	4/27/05	339000	1030	250	7	1946	3	6042	No	No	3609 NE 85TH ST
6	921540	0195	5/26/05	373500	1040	650	7	1954	3	5100	No	No	7012 25TH AV NE
6	639200	3470	10/26/05	381000	1040	0	7	1950	4	4275	No	No	7535 44TH AV NE
6	221550	0215	6/4/04	345000	1040	170	7	1945	3	6360	No	No	8027 40TH AV NE
6	684470	2630	12/5/03	340000	1040	120	7	1941	3	6120	No	No	3826 NE 88TH ST
6	639200	1870	11/19/04	380000	1050	500	7	1950	3	6000	No	No	7521 40TH AV NE
6	740970	0425	10/5/04	406000	1050	180	7	1925	3	5850	No	No	6521 30TH AV NE
6	921290	0620	11/18/04	440000	1050	880	7	1942	4	6000	No	No	3109 NE 82ND ST
6	797420	0502	10/9/03	380000	1050	600	7	1936	3	4370	No	No	3602 NE 70TH ST
6	921440	0115	7/8/03	322500	1050	200	7	1947	3	6106	No	No	7276 27TH AV NE
6	510140	4254	10/12/05	360000	1050	440	7	1986	3	5491	No	No	2335 NE 94TH ST
6	044100	0065	5/27/03	337300	1050	240	7	1947	4	5141	No	No	8039 36TH AV NE
6	254570	0160	8/20/03	315000	1050	1050	7	1940	3	6060	No	No	2760 NE 88TH ST
6	684470	3445	8/4/03	285000	1050	0	7	1953	3	4080	No	No	3834 NE 92ND ST
6	717020	0120	10/6/03	291500	1050	100	7	1927	3	3800	No	No	7020 34TH AV NE
6	601550	0080	6/29/05	462500	1060	0	7	1947	3	7000	No	No	8208 38TH AV NE
6	797720	0280	3/15/05	412000	1060	730	7	1945	3	5610	No	No	7533 31ST AV NE
6	543030	0070	10/27/05	392000	1060	0	7	1918	5	7620	No	No	7324 39TH AV NE
6	044500	0040	4/9/03	320750	1060	600	7	1948	3	5800	No	No	8244 39TH AV NE
6	684470	0395	10/16/03	329000	1060	260	7	1943	4	6120	No	No	3520 NE 93RD ST
6	797720	0280	9/16/04	307000	1060	730	7	1945	3	5610	No	No	7533 31ST AV NE
6	921290	0130	6/26/03	400500	1070	140	7	1942	3	6000	No	No	8315 31ST AV NE
6	717020	0140	4/27/04	435000	1070	1000	7	1947	4	5795	No	No	7002 34TH AV NE
6	044300	0030	2/26/04	396000	1070	500	7	1949	4	5664	No	No	8227 43RD AV NE
6	043900	0050	8/24/05	365000	1070	730	7	1957	3	6235	No	No	8700 25TH AV NE
6	254570	0135	4/30/04	345000	1070	400	7	1941	4	6262	No	No	2733 NE 89TH ST
6	536320	0268	2/12/03	379900	1070	0	7	2001	3	5454	No	No	3002 NE 89TH ST

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	684470	2530	7/7/03	265000	1070	0	7	1942	3	6120	No	No	8717 40TH AV NE
6	508140	0700	3/2/05	486700	1080	400	7	1939	4	5550	Yes	No	7537 30TH AV NE
6	044600	0120	3/5/04	328000	1080	0	7	1949	3	5550	No	No	4215 NE 82ND ST
6	797720	1060	11/6/03	370000	1080	450	7	1950	3	4488	No	No	7538 32ND AV NE
6	510140	4238	6/6/05	372000	1080	110	7	1961	3	8120	No	No	2309 NE 94TH ST
6	601550	0110	7/29/04	355000	1080	290	7	1947	3	6000	No	No	8207 39TH AV NE
6	921290	0385	11/3/03	331000	1080	170	7	1942	3	6000	No	No	3141 NE 84TH ST
6	254570	0200	8/14/03	319500	1080	950	7	1939	3	6262	No	No	2710 NE 88TH ST
6	684470	0090	12/15/05	400000	1090	200	7	1956	3	5100	No	No	3555 NE 95TH ST
6	885300	0005	8/22/05	350000	1090	0	7	1951	3	4900	No	No	8008 42ND AV NE
6	565260	0525	9/10/03	375000	1090	290	7	1948	3	10174	No	No	3019 NE 94TH ST
6	565260	1195	2/7/05	319500	1090	0	7	1961	5	8588	No	No	2519 NE 95TH ST
6	369290	0315	1/29/04	350000	1090	380	7	1940	4	5200	No	No	6810 29TH AV NE
6	684470	0750	5/12/04	300000	1090	740	7	1986	3	3291	No	No	9108 35TH AV NE
6	741020	0040	9/19/05	389000	1100	0	7	1942	4	5376	No	No	6831 35TH AV NE
6	510140	4236	7/15/05	378000	1100	500	7	1940	4	8120	No	No	2301 NE 94TH ST
6	510140	4236	6/10/04	356000	1100	500	7	1940	4	8120	No	No	2301 NE 94TH ST
6	044600	0150	9/18/03	285000	1100	0	7	1950	3	5700	No	No	4305 NE 82ND ST
6	741020	0040	4/14/03	277000	1100	0	7	1942	4	5376	No	No	6831 35TH AV NE
6	382070	0075	12/7/04	352000	1110	0	7	1954	3	5243	No	No	6548 38TH AV NE
6	684470	3290	12/8/05	408000	1110	550	7	1952	3	6120	No	No	3831 NE 92ND ST
6	684470	3360	6/23/03	320000	1110	550	7	1952	4	6120	No	No	3821 NE 92ND ST
6	741020	0150	7/14/05	490000	1120	100	7	1941	3	5632	No	No	6827 34TH AV NE
6	508140	0420	7/13/05	399950	1120	500	7	1926	3	5100	No	No	7501 26TH AV NE
6	565260	1185	8/29/05	429000	1120	870	7	1985	3	9366	No	No	2545 NE 95TH ST
6	369290	0185	10/14/05	451050	1120	300	7	1940	3	5000	Yes	No	2800 NE 68TH ST
6	639200	0785	12/9/03	303200	1120	0	7	1990	3	5000	No	No	7752 36TH AV NE
6	254570	0075	10/28/03	329500	1120	170	7	1941	3	6696	No	No	2740 NE 89TH ST
6	565310	0065	6/18/03	330000	1120	0	7	2001	3	7435	No	No	3046 NE 90TH ST
6	044400	0215	10/21/05	397000	1130	0	7	1949	3	6970	No	No	4072 NE 86TH ST
6	639200	3495	10/20/03	494500	1130	740	7	1928	5	6000	No	No	7521 44TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	921440	0255	8/5/03	378000	1130	0	7	1947	3	6570	No	No	7205 28TH AV NE
6	684470	3160	2/14/05	370000	1130	270	7	1955	3	5100	No	No	3817 NE 91ST ST
6	369290	0305	11/21/03	390000	1130	120	7	1949	3	5700	Yes	No	6812 29TH AV NE
6	044400	0215	9/8/03	320000	1130	0	7	1949	3	6970	No	No	4072 NE 86TH ST
6	684470	3370	1/21/05	331000	1130	550	7	1952	3	6120	No	No	3825 NE 92ND ST
6	543030	0006	4/26/05	400000	1140	0	7	1950	4	6350	No	No	7355 40TH AV NE
6	921340	0135	5/13/04	439000	1140	340	7	1946	3	7488	No	No	3621 NE 84TH ST
6	521020	0205	10/20/05	411000	1140	300	7	1963	3	5760	No	No	4043 NE 95TH ST
6	797420	0519	4/22/05	339950	1140	0	7	1941	3	5985	No	No	7011 37TH AV NE
6	684470	3920	7/15/04	350000	1140	600	7	1948	3	6120	No	No	3849 NE 95TH ST
6	797720	0405	5/20/04	327900	1140	0	7	1942	3	5100	No	No	7512 31ST AV NE
6	921440	0155	8/12/03	375000	1140	1140	7	1952	4	5985	No	No	7230 27TH AV NE
6	684470	1570	1/29/03	280000	1140	0	7	1941	3	5100	No	No	3524 NE 87TH ST
6	639200	1660	4/9/03	270000	1140	0	7	1906	4	7000	No	No	7744 39TH AV NE
6	684470	0685	4/18/05	460000	1150	550	7	1954	3	5100	No	No	3551 NE 92ND ST
6	797720	0455	11/4/04	452000	1150	1150	7	1953	3	5100	No	No	7530 31ST AV NE
6	639200	2635	12/29/05	444000	1150	670	7	1937	4	5200	No	No	7539 42ND AV NE
6	043800	0095	10/21/05	415000	1150	920	7	1954	3	6289	No	No	8003 28TH AV NE
6	254570	0145	4/28/05	399950	1150	270	7	1941	3	6262	No	No	2745 NE 89TH ST
6	639200	1640	6/4/03	309950	1150	0	7	1950	3	6000	No	No	7754 39TH AV NE
6	684470	0415	2/9/05	379950	1150	600	7	1962	3	6120	No	No	3507 NE 93RD ST
6	676920	0006	10/26/04	300000	1150	0	7	1950	3	5520	No	No	2505 NE 82ND ST
6	684470	0945	7/28/04	371000	1150	830	7	1949	4	6120	No	No	3554 NE 90TH ST
6	382070	0100	10/23/03	312000	1150	0	7	1953	3	5439	No	No	6549 38TH AV NE
6	332750	0010	4/29/03	314000	1150	800	7	1947	3	6000	No	No	2587 NE 85TH ST
6	792010	0125	9/1/03	295000	1160	0	7	1921	4	5202	No	No	6830 26TH AV NE
6	568350	0025	8/23/04	319950	1170	0	7	1951	3	5217	No	No	7035 38TH AV NE
6	565260	0010	1/25/05	364000	1170	770	7	1956	3	5390	No	No	3249 NE 91ST ST
6	676920	0060	7/25/04	383250	1170	520	7	1939	4	6000	No	No	2625 NE 82ND ST
6	565260	1010	4/8/03	311000	1170	960	7	1965	3	7328	No	No	2713 NE 95TH ST
6	797420	0932	4/11/05	529000	1180	1180	7	1949	4	5080	No	No	6520 36TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	601550	0180	9/15/05	495000	1180	480	7	1947	4	6000	No	No	8208 39TH AV NE
6	042504	9134	10/12/05	389000	1180	0	7	1950	3	5050	No	No	6533 26TH AV NE
6	797720	0595	11/22/04	375000	1180	0	7	1951	3	4590	No	No	7557 32ND AV NE
6	510140	2418	5/4/05	361001	1180	0	7	1950	3	5381	No	No	2309 NE 91ST ST
6	639200	1650	10/25/05	370900	1180	0	7	1950	4	7000	No	No	7748 39TH AV NE
6	042504	9134	4/15/04	335000	1180	0	7	1950	3	5050	No	No	6533 26TH AV NE
6	921440	0320	12/3/03	327250	1180	0	7	1947	4	5874	No	No	7280 28TH AV NE
6	043800	0085	11/18/03	376000	1180	850	7	1954	3	5874	No	No	8015 28TH AV NE
6	536320	0150	12/30/04	328100	1180	0	7	1949	3	6120	No	No	3011 NE 86TH ST
6	797720	0740	8/4/03	299950	1180	0	7	1950	3	5100	No	No	7739 32ND AV NE
6	815660	0200	9/24/03	368000	1190	0	7	1953	3	5100	No	No	6820 26TH AV NE
6	565260	0946	4/25/05	380000	1190	740	7	1978	3	7056	No	No	2733 NE 94TH ST
6	568350	0045	5/7/04	305000	1190	0	7	1951	3	5217	No	No	7055 38TH AV NE
6	921540	0157	2/14/05	325000	1200	0	7	1970	3	5100	No	No	7058 25TH AV NE
6	797720	0555	1/23/03	319950	1200	0	7	1951	3	5304	No	No	7556 31ST AV NE
6	043800	0125	7/15/03	345000	1200	660	7	1957	3	6713	No	No	8038 28TH AV NE
6	508140	0530	8/11/03	247950	1200	0	7	1952	4	5100	No	No	2604 NE 75TH ST
6	565260	0185	4/21/05	562500	1210	560	7	1923	4	10578	No	No	3225 NE 92ND ST
6	684470	3440	4/21/03	300000	1210	650	7	1953	3	4080	No	No	3830 NE 92ND ST
6	568350	0055	6/6/05	420000	1220	0	7	1951	4	5029	No	No	7002 38TH AV NE
6	792010	0075	1/16/04	320000	1220	980	7	1959	3	5100	No	No	6842 25TH AV NE
6	568350	0050	6/24/04	326000	1220	0	7	1951	3	5994	No	No	7059 38TH AV NE
6	151380	0122	7/5/03	290000	1220	700	7	1978	3	8700	No	No	8308 RAVENNA AV NE
6	921290	0515	5/11/05	540000	1230	760	7	1942	5	6000	No	No	3143 NE 83RD ST
6	740970	0025	10/10/05	445000	1230	560	7	1960	3	4000	No	No	6841 32ND AV NE
6	369290	0285	6/16/05	399500	1230	310	7	1939	3	5700	No	No	6822 29TH AV NE
6	684470	0065	10/29/04	311000	1230	670	7	1956	3	6630	No	No	3539 NE 95TH ST
6	797720	1380	8/20/04	400000	1240	180	7	1941	3	5100	No	No	7547 34TH AV NE
6	043800	0115	10/5/05	550000	1240	900	7	1958	5	5850	Yes	No	8053 30TH AV NE
6	536320	0226	10/17/03	319000	1240	350	7	1948	3	7604	No	No	3043 NE 89TH ST
6	742070	0010	6/11/03	279950	1240	0	7	1927	4	8100	No	No	6820 40TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	797720	1070	3/17/03	280000	1240	560	7	1950	3	4692	No	No	7530 32ND AV NE
6	507140	0485	8/26/03	375000	1250	240	7	1958	3	6000	No	No	4049 NE 88TH ST
6	684470	0250	7/2/03	313750	1250	600	7	1954	3	6630	No	No	3525 NE 94TH ST
6	151380	0040	8/11/05	457500	1260	500	7	1933	3	6717	No	No	2547 NE 85TH ST
6	510140	2140	10/19/05	425000	1260	1040	7	1957	3	4968	No	No	8711 25TH AV NE
6	565260	1155	6/2/04	420000	1260	700	7	1960	5	6138	No	No	9403 27TH AV NE
6	684470	0985	6/9/03	265000	1260	0	7	1954	3	5100	No	No	3520 NE 90TH ST
6	043900	0035	7/28/03	305000	1260	450	7	1958	3	5940	No	No	8720 25TH AV NE
6	639200	2045	9/13/05	399000	1270	430	7	1955	3	7000	No	No	4014 NE 75TH ST
6	797420	0937	11/23/05	373000	1270	0	7	1950	4	5112	No	No	3610 NE 65TH ST
6	536320	0214	8/23/04	392000	1270	640	7	1968	3	4823	No	No	3007 NE 88TH ST
6	639200	2045	10/13/03	306000	1270	430	7	1955	3	7000	No	No	4014 NE 75TH ST
6	507140	0425	7/3/03	339000	1270	750	7	1957	3	6000	No	No	4017 NE 88TH ST
6	797420	0937	5/13/03	287500	1270	0	7	1950	4	5112	No	No	3610 NE 65TH ST
6	684470	0025	10/3/05	424000	1280	750	7	1987	3	4590	No	No	3519 NE 95TH ST
6	221550	0200	3/24/04	417000	1290	0	7	1945	4	6360	No	No	8045 40TH AV NE
6	924490	0163	1/13/04	377000	1290	590	7	1962	3	5376	No	No	8021 43RD AV NE
6	382070	0045	8/13/03	333000	1290	600	7	1953	3	5243	No	No	6543 39TH AV NE
6	382070	0040	2/7/03	310000	1290	590	7	1954	3	5243	No	No	6549 39TH AV NE
6	254570	0155	2/12/03	286000	1290	270	7	1941	3	6464	No	No	2759 NE 89TH ST
6	684470	2000	12/3/04	429900	1300	460	7	1946	4	5712	No	No	3808 NE 85TH ST
6	921290	0505	5/1/03	388000	1300	480	7	1942	3	6000	No	No	3131 NE 83RD ST
6	044400	0120	7/24/03	319000	1300	0	7	1951	3	6120	No	No	4039 NE 87TH ST
6	507140	0440	2/21/03	335000	1300	420	7	1955	3	6000	No	No	4023 NE 88TH ST
6	797720	1490	4/29/04	421000	1310	140	7	1942	3	7650	No	No	7727 34TH AV NE
6	921490	0060	4/1/03	415000	1310	420	7	1952	3	9125	No	No	7282 29TH AV NE
6	639200	1854	8/2/05	379000	1320	0	7	1953	3	6000	No	No	7545 40TH AV NE
6	639200	0940	5/25/04	430000	1320	420	7	1958	3	5000	No	No	7711 38TH AV NE
6	921290	0560	2/10/05	450000	1320	0	7	1942	5	6386	No	No	3122 NE 82ND ST
6	639200	0129	3/22/04	302500	1320	440	7	1946	3	5000	No	No	7702 35TH AV NE
6	042504	9080	1/3/03	335000	1320	880	7	1939	4	8044	No	No	7509 30TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	044300	0110	6/8/05	384500	1330	0	7	1949	3	6370	No	No	4304 NE 82ND ST
6	127930	0015	8/4/04	465000	1330	400	7	1945	4	5000	No	No	6516 27TH AV NE
6	797420	0511	5/15/03	349950	1330	0	7	1937	3	4300	No	No	7007 36TH AV NE
6	565260	0585	5/21/04	450000	1330	800	7	1957	4	9767	No	No	3020 NE 92ND ST
6	921440	0080	10/29/04	407000	1330	330	7	1947	4	7312	No	No	7037 27TH AV NE
6	797420	0763	4/24/03	352000	1330	300	7	1951	3	5106	No	No	6831 38TH AV NE
6	684470	0895	1/13/04	368000	1330	850	7	1950	4	6120	No	No	3555 91ST AV NE
6	797720	1780	11/3/03	325000	1340	280	7	1952	3	4080	No	No	3414 NE 77TH ST
6	044300	0115	10/20/03	375000	1340	400	7	1950	3	9230	No	No	4308 NE 82ND ST
6	921290	0930	12/13/04	365000	1350	0	7	1941	3	6900	No	No	8220 34TH AV NE
6	684470	3161	12/20/04	413000	1350	680	7	1955	3	5100	No	No	3823 NE 91ST ST
6	921290	0930	5/3/04	306000	1350	0	7	1941	3	6900	No	No	8220 34TH AV NE
6	921440	0185	9/26/03	334750	1350	540	7	1947	3	6059	No	No	2725 NE 75TH ST
6	221550	0100	7/9/04	375777	1350	220	7	1945	3	6500	No	No	8002 38TH AV NE
6	510140	2183	8/4/03	350500	1360	830	7	1985	3	5190	No	No	8918 RAVENNA AV NE
6	510140	2184	9/9/05	428000	1380	960	7	1985	3	5127	No	No	8922 RAVENNA AV NE
6	044400	0165	6/23/05	372000	1380	0	7	1951	3	6120	No	No	4008 NE 86TH ST
6	043800	0135	12/30/04	425000	1380	730	7	1958	3	6526	No	No	8028 28TH AV NE
6	510140	4349	6/4/04	337800	1380	0	7	1986	3	5000	No	No	9427 25TH AV NE
6	565260	0382	3/9/05	366000	1380	670	7	1965	3	7933	No	No	3233 NE 95TH ST
6	043800	0135	11/18/03	370000	1380	730	7	1958	3	6526	No	No	8028 28TH AV NE
6	043900	0105	10/23/03	347500	1380	720	7	1963	3	4950	No	No	8326 25TH AV NE
6	639200	0475	10/26/05	353500	1390	0	7	1950	3	6000	No	No	7521 37TH AV NE
6	684470	3450	5/7/04	380000	1390	0	7	1952	3	7140	No	No	3838 NE 92ND ST
6	921490	0150	5/19/04	396000	1390	0	7	1953	4	6622	No	No	7002 29TH AV NE
6	042504	9057	6/20/05	350000	1390	700	7	1918	3	8154	No	No	2600 NE 65TH ST
6	521020	0228	4/24/03	380000	1390	1000	7	1957	4	8400	No	No	4013 NE 95TH ST
6	044600	0095	5/14/03	310500	1390	0	7	1950	4	5400	No	No	8050 42ND AV NE
6	741020	0205	2/7/03	389500	1390	600	7	1939	5	5120	No	No	6818 32ND AV NE
6	797720	0140	7/14/05	453000	1410	500	7	1951	3	5100	No	No	7725 31ST AV NE
6	565260	0375	10/10/05	376950	1410	0	7	1927	3	10578	No	No	3219 NE 95TH ST

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	510140	0712	4/25/05	290000	1410	0	7	1949	3	10764	No	No	8612 RAVENNA AV NE
6	684470	0125	7/12/04	369940	1410	1240	7	1955	3	5940	No	No	3542 NE 94TH ST
6	568350	0010	12/2/04	345000	1410	0	7	1951	4	5240	No	No	7021 38TH AV NE
6	797720	0255	5/21/03	399900	1410	340	7	1942	3	6120	Yes	No	7542 30TH AV NE
6	885300	0045	8/10/05	399977	1420	0	7	1950	4	5916	No	No	8003 44TH AV NE
6	740970	0560	5/21/04	442000	1420	200	7	1924	3	4500	No	No	6518 30TH AV NE
6	436120	0135	10/16/03	340000	1420	0	7	1947	3	4738	No	No	6802 37TH AV NE
6	885300	0045	2/10/03	315000	1420	0	7	1950	4	5916	No	No	8003 44TH AV NE
6	639200	1588	9/24/03	289950	1420	0	7	1950	3	4700	No	No	7756 38TH AV NE
6	042504	9155	8/8/05	343000	1430	0	7	1954	3	5580	No	No	6546 25TH AV NE
6	221550	0015	2/19/04	405000	1430	130	7	1945	3	6300	No	No	8041 38TH AV NE
6	254570	0185	11/3/03	375000	1430	1430	7	1995	3	6262	No	No	2732 NE 88TH ST
6	565260	1475	6/22/05	385000	1440	330	7	1912	3	10822	No	No	2535 NE 91ST ST
6	740970	0555	6/23/03	337000	1440	0	7	1924	4	4500	No	No	6522 30TH AV NE
6	543030	0160	5/29/03	362500	1440	0	7	1913	4	7620	No	No	7308 38TH AV NE
6	921290	0460	6/18/03	390000	1450	140	7	1942	3	6000	No	No	3152 NE 83RD ST
6	601550	0060	6/6/05	495000	1470	0	7	1947	4	6000	No	No	8222 38TH AV NE
6	601550	0060	6/11/03	425000	1470	0	7	1947	4	6000	No	No	8222 38TH AV NE
6	151380	0130	11/4/03	254100	1470	0	7	1951	4	5300	No	No	2501 NE 83RD ST
6	565260	1213	7/28/04	362000	1480	0	7	1914	5	8156	No	No	2508 NE 92ND ST
6	565260	0601	12/10/04	299900	1480	0	7	1953	3	5392	No	No	9116 30TH AV NE
6	893810	0105	5/19/05	601500	1490	990	7	1950	4	6000	No	No	6843 28TH AV NE
6	921440	0385	8/13/04	434000	1490	0	7	1947	3	6090	No	No	7002 27TH AV NE
6	043800	0170	9/3/03	408000	1490	1010	7	1958	3	6380	Yes	No	8041 30TH AV NE
6	044200	0215	3/13/03	419000	1510	520	7	1948	4	5664	No	No	8244 42ND AV NE
6	042504	9083	7/26/04	325000	1520	0	7	1939	3	6901	No	No	7354 33RD AV NE
6	536320	0169	2/24/03	359900	1530	0	7	1952	4	5100	No	No	3047 NE 87TH ST
6	390810	0035	1/23/03	269000	1530	0	7	1951	3	5940	No	No	3707 NE 74TH PL
6	043900	0070	11/4/04	385000	1540	650	7	1958	3	6720	No	No	8608 25TH AV NE
6	507140	0365	6/9/05	381000	1540	410	7	1952	4	7500	No	No	4010 NE 88TH ST
6	043900	0140	5/6/05	600000	1550	1000	7	1960	4	10183	No	No	8643 26TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	921540	0326	3/22/04	407000	1550	270	7	1961	3	6720	No	No	7216 26TH AV NE
6	271060	0020	12/2/03	349000	1560	0	7	1947	3	5304	No	No	6519 40TH AV NE
6	565260	0260	6/6/03	449950	1560	240	7	1928	4	10579	No	No	3208 NE 92ND ST
6	639200	3525	5/27/04	390000	1570	0	7	1951	3	6000	No	No	4314 NE 75TH ST
6	042504	9109	10/14/04	418300	1570	1500	7	1949	3	8511	No	No	7515 28TH AV NE
6	221550	0185	10/24/03	428900	1580	0	7	1945	4	6000	No	No	8014 39TH AV NE
6	254570	0045	7/23/03	302500	1580	0	7	1950	3	6758	No	No	2747 NE 90TH ST
6	043900	0265	9/2/05	449950	1590	0	7	1953	4	6080	No	No	8756 25TH PL NE
6	044400	0180	6/22/04	465000	1590	420	7	1950	4	6120	No	No	4026 NE 86TH ST
6	769710	0055	5/6/04	436000	1590	370	7	1946	3	5910	No	No	3039 NE 86TH ST
6	769710	0035	5/25/05	430000	1590	550	7	1946	3	5910	No	No	3020 NE 85TH ST
6	769710	0035	12/19/05	430000	1590	550	7	1946	3	5910	No	No	3020 NE 85TH ST
6	536320	0013	7/11/05	285000	1590	250	7	1948	3	7766	No	No	8903 35TH AV NE
6	741020	0085	5/25/04	501000	1620	880	7	1942	4	6016	No	No	6840 34TH AV NE
6	684470	2850	7/29/03	320000	1630	0	7	1985	3	3060	No	No	3840 NE 89TH ST
6	043900	0300	11/13/03	351000	1640	0	7	1951	4	6000	No	No	8817 27TH AV NE
6	684470	2840	5/4/05	404000	1660	0	7	1949	3	6120	No	No	3832 NE 89TH ST
6	797720	1006	3/17/04	421000	1680	0	7	1984	3	6120	No	No	3203 NE 77TH ST
6	792010	0105	5/13/04	425000	1680	0	7	1995	3	5250	No	No	6849 27TH AV NE
6	684470	0765	8/24/05	410000	1680	640	7	1986	3	3137	No	No	3510 NE 91ST ST
6	684470	2120	10/12/04	405000	1690	0	7	1946	4	6120	No	No	3849 NE 86TH ST
6	740970	0565	3/25/04	480000	1700	0	7	1925	5	5000	No	No	6508 30TH AV NE
6	508140	0540	11/15/05	325000	1700	0	7	1990	3	2627	No	No	7501 27TH AV NE
6	921290	0375	4/26/04	350000	1710	0	7	1942	4	6000	No	No	3129 NE 84TH ST
6	521020	0137	11/4/03	313000	1713	0	7	1959	3	8550	No	No	4229 NE 94TH ST
6	329080	0085	12/27/04	467500	1730	900	7	1942	3	6180	No	No	7318 33RD AV NE
6	044600	0140	3/18/05	460000	1740	0	7	1950	3	5400	No	No	8033 43RD AV NE
6	043900	0480	7/24/03	282000	1740	0	7	1951	4	6406	No	No	8625 29TH AV NE
6	044400	0105	4/5/05	439000	1750	0	7	1950	3	6120	No	No	4021 NE 87TH ST
6	797720	1706	8/3/04	415000	1750	0	7	1917	4	6840	No	No	7721 35TH AV NE
6	639200	1960	8/8/03	319000	1750	0	7	1955	3	6000	No	No	7526 40TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	684470	2100	5/12/05	535000	1760	0	7	1942	4	6120	No	No	3835 NE 86TH ST
6	740970	0120	12/17/04	526000	1760	140	7	1925	4	5000	No	No	6826 31ST AV NE
6	921440	0190	12/20/05	525000	1770	350	7	1947	4	5720	No	No	7269 28TH AV NE
6	921290	0390	6/19/03	450000	1790	0	7	1942	4	6000	No	No	3147 NE 84TH ST
6	639200	3660	7/8/03	550000	1800	600	7	1927	4	6505	No	No	7519 45TH AV NE
6	684470	3750	9/9/03	455000	1800	0	7	1950	3	6120	No	No	3809 NE 94TH ST
6	536320	0078	12/1/04	425000	1800	540	7	1951	3	6120	No	No	3226 NE 87TH ST
6	769710	0045	11/8/05	459000	1820	0	7	1946	3	5910	No	No	3027 NE 86TH ST
6	684470	3490	6/18/04	552500	1820	220	7	1949	5	8160	No	No	3831 NE 93RD ST
6	536320	0256	6/25/03	389000	1820	0	7	1952	3	7271	No	No	8911 32ND AV NE
6	221550	0230	6/30/05	537000	1840	270	7	1945	4	6360	No	No	8009 40TH AV NE
6	921290	0830	8/25/03	441000	1840	0	7	1942	3	6000	No	No	3114 NE 80TH ST
6	043900	0450	5/18/05	525000	1880	0	7	1999	3	6403	No	No	8605 30TH AV NE
6	043900	0450	9/17/03	465000	1880	0	7	1999	3	6403	No	No	8605 30TH AV NE
6	329080	0110	11/2/04	399950	1880	0	7	1969	4	4120	No	No	7302 33RD AV NE
6	044400	0249	10/22/03	357000	1890	0	7	1950	3	7600	No	No	4045 NE 86TH ST
6	742070	0015	5/26/05	520000	1910	1000	7	1925	5	8100	No	No	6810 40TH AV NE
6	271060	0015	8/3/05	525000	2000	0	7	1947	4	5304	No	No	6513 40TH AV NE
6	044400	0244	6/8/04	460000	2060	0	7	2003	3	8160	No	No	4037 NE 86TH ST
6	565260	0580	9/20/05	380000	2110	0	7	1927	3	10173	No	No	3026 NE 92ND ST
6	044600	0085	3/9/04	395000	2120	0	7	1950	4	6565	No	No	8011 42ND AV NE
6	565260	0195	8/25/04	490000	2130	0	7	1917	4	10578	No	No	3245 NE 92ND ST
6	684470	2350	9/23/03	433500	2200	0	7	1992	3	4590	No	No	3811 NE 87TH ST
6	042504	9046	6/23/05	469000	2430	0	7	1946	4	5214	No	No	6543 26TH AV NE
6	043000	0250	7/7/04	420000	1000	530	8	1952	3	5618	No	No	7013 43RD AV NE
6	043000	0240	5/3/04	350000	1050	210	8	1953	3	5618	No	No	4216 NE 70TH ST
6	043000	0130	4/5/04	314500	1060	0	8	1953	3	5618	No	No	7026 40TH AV NE
6	639200	2593	2/10/03	347000	1060	800	8	1979	3	6000	No	No	7500 41ST AV NE
6	043000	0275	10/4/05	455000	1070	540	8	1954	3	5618	No	No	7039 43RD AV NE
6	568300	0079	8/18/05	500000	1100	810	8	1950	3	5670	No	No	6512 44TH AV NE
6	038100	0010	11/19/03	321000	1130	540	8	1955	3	5605	No	No	4009 NE 70TH ST

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	043400	0075	8/9/04	380000	1150	250	8	1950	3	7020	No	No	6548 42ND AV NE
6	043100	0100	10/8/03	349000	1150	800	8	1955	3	5130	No	No	6547 37TH AV NE
6	043000	0120	6/17/03	324000	1210	0	8	1953	3	5724	No	No	4017 NE 72ND ST
6	568300	0083	11/6/03	344750	1230	0	8	1949	3	4725	No	No	4406 NE 65TH ST
6	227900	0010	6/19/03	419000	1230	650	8	1950	3	8400	No	No	7017 31ST AV NE
6	278040	0065	11/18/03	330000	1230	970	8	1972	3	6832	No	No	7045 40TH AV NE
6	043000	0100	6/2/04	439000	1240	310	8	1952	3	5618	No	No	4304 NE 70TH ST
6	921540	0371	9/9/03	357000	1240	350	8	1958	3	6720	No	No	7006 26TH AV NE
6	043100	0040	11/29/04	446500	1270	1030	8	1954	3	6069	No	No	6539 36TH AV NE
6	043100	0090	4/4/05	460000	1270	400	8	1955	3	5040	No	No	6535 37TH AV NE
6	043000	0180	7/1/05	599000	1280	520	8	1954	4	5618	No	No	7023 42ND AV NE
6	921440	0050	8/5/03	394500	1280	220	8	1957	3	5724	No	No	7229 27TH AV NE
6	221550	0165	6/8/03	390000	1300	700	8	1964	3	6000	No	No	8040 39TH AV NE
6	044600	0181	4/24/04	540000	1320	1320	8	1962	3	6944	No	No	4311 NE 82ND ST
6	043150	0280	6/2/04	460000	1320	700	8	1956	3	8122	No	No	4027 NE 73RD ST
6	151660	0060	11/18/03	375000	1320	290	8	1963	3	6138	No	No	7027 39TH AV NE
6	921540	0275	6/2/05	362950	1320	1000	8	1961	3	6400	No	No	7005 26TH AV NE
6	043400	0065	4/18/05	522000	1330	500	8	1950	3	6035	No	No	4201 NE 68TH ST
6	329080	0115	12/16/04	506000	1340	1230	8	1948	3	8240	No	No	7341 34TH AV NE
6	043100	0110	5/22/03	380000	1340	700	8	1955	3	5304	No	No	6557 37TH AV NE
6	043100	0110	10/22/03	380000	1340	700	8	1955	3	5304	No	No	6557 37TH AV NE
6	740970	0050	7/21/05	480000	1350	210	8	1929	3	5500	No	No	6817 32ND AV NE
6	565260	0636	10/14/05	419000	1350	930	8	1957	3	4015	No	No	9115 32ND AV NE
6	740970	0055	10/17/05	480000	1370	140	8	1951	3	5000	No	No	6815 32ND AV NE
6	521020	0288	12/16/03	330000	1380	800	8	1959	3	6000	No	No	9230 41ST AV NE
6	043150	0370	5/15/03	446000	1390	740	8	1956	3	8618	No	No	7145 45TH AV NE
6	043150	0075	10/4/05	501000	1400	320	8	1955	3	7245	No	No	7417 45TH AV NE
6	043000	0065	10/29/04	459950	1400	460	8	1953	3	6025	No	No	7036 43RD AV NE
6	043150	0090	9/30/03	424950	1400	830	8	1956	3	6405	No	No	4408 NE 74TH ST
6	447090	0015	12/16/05	400000	1410	0	8	1950	4	6580	No	No	4117 NE 82ND ST
6	329080	0175	8/24/04	385000	1410	800	8	1952	3	6180	No	No	7340 34TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	043150	0020	3/22/04	389000	1430	400	8	1958	3	6900	No	No	4221 NE 75TH ST
6	565260	1443	8/24/04	466000	1430	790	8	1988	3	8173	No	No	9006 25TH AV NE
6	604940	0014	2/22/05	515000	1450	530	8	1966	3	7680	No	No	8245 30TH AV NE
6	043920	0060	3/17/04	467500	1450	1370	8	1959	3	8040	No	No	7751 28TH AV NE
6	043150	0080	6/4/04	400000	1450	670	8	1955	3	6656	No	No	7407 45TH AV NE
6	639200	2905	1/13/03	382500	1460	1050	8	1978	4	6000	No	No	7538 42ND AV NE
6	038100	0360	10/12/05	523000	1470	0	8	1953	4	6380	No	No	4416 NE 68TH ST
6	797720	1210	8/17/05	499990	1470	880	8	1960	3	5100	No	No	7510 33RD AV NE
6	639200	2591	11/10/03	425000	1470	420	8	1978	3	6000	No	No	7510 41ST AV NE
6	508140	0670	2/4/04	451750	1470	1040	8	1988	3	5313	Yes	No	7559 30TH AV NE
6	043150	0050	11/14/03	320000	1480	0	8	1958	3	7015	No	No	4313 NE 75TH ST
6	740970	0715	10/4/05	685000	1500	820	8	1927	5	5000	No	No	6526 31ST AV NE
6	043500	0095	12/23/05	408500	1500	0	8	1950	3	6615	No	No	6542 44TH AV NE
6	044400	0359	7/2/04	498500	1520	200	8	1948	4	9700	No	No	8504 43RD AV NE
6	565260	0367	7/18/05	407000	1530	0	8	1986	3	4495	No	No	9416 32ND AV NE
6	227900	0075	8/6/04	389990	1540	0	8	1946	3	8239	No	No	3110 NE 70TH ST
6	797420	0782	7/8/03	372000	1540	700	8	1953	3	7800	No	No	6857 40TH AV NE
6	038100	0150	5/15/03	482650	1560	730	8	1952	4	5841	No	No	6826 43RD AV NE
6	043150	0130	5/1/03	439000	1560	290	8	1958	3	6405	No	No	4226 NE 74TH ST
6	639200	1735	5/25/04	369000	1570	470	8	1979	3	6000	No	No	7745 40TH AV NE
6	797720	0380	1/28/03	315000	1570	310	8	1949	3	7956	No	No	7505 31ST AV NE
6	043150	0295	2/11/05	646000	1580	1200	8	1956	3	8240	No	No	4215 NE 73RD ST
6	038100	0020	9/19/05	572000	1580	640	8	1953	3	6080	No	No	6855 42ND AV NE
6	507140	0205	6/13/03	460000	1580	820	8	1956	3	9434	No	No	8818 40TH AV NE
6	921540	0220	4/29/04	445000	1580	1000	8	1960	3	6000	No	No	7215 26TH AV NE
6	521020	0390	6/1/05	575000	1590	920	8	1977	3	8470	Yes	No	9041 45TH AV NE
6	043920	0005	2/16/04	390000	1590	1150	8	1959	3	7200	No	No	7756 29TH AV NE
6	521020	0209	11/15/05	515000	1610	900	8	1968	3	12000	No	No	9236 41ST AV NE
6	740970	0040	2/11/05	599000	1620	280	8	1995	3	5000	No	No	6827 32ND AV NE
6	038100	0100	5/11/05	495500	1640	0	8	1953	4	7645	No	No	6830 42ND AV NE
6	740970	0215	6/26/05	414000	1640	260	8	1926	3	5000	No	No	6807 31ST AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	043150	0365	10/10/05	615000	1650	290	8	1955	3	7076	No	No	7151 45TH AV NE
6	020850	0110	10/19/05	528000	1650	1050	8	1964	3	6099	No	No	6827 39TH AV NE
6	885300	0075	7/19/05	450000	1660	0	8	1950	4	9280	No	No	8015 45TH AV NE
6	536320	0139	10/27/03	384950	1670	0	8	1948	5	6120	No	No	3217 NE 86TH ST
6	740970	0095	8/5/05	675000	1680	810	8	1932	5	4000	No	No	6844 31ST AV NE
6	639200	2010	6/29/05	425000	1700	0	8	1967	3	6500	No	No	7525 41ST AV NE
6	639200	2010	10/14/04	399500	1700	0	8	1967	3	6500	No	No	7525 41ST AV NE
6	565260	0530	8/16/04	437500	1700	270	8	1947	3	10173	No	No	3027 NE 94TH ST
6	043150	0195	9/5/03	455000	1720	810	8	1957	4	6386	No	No	4244 NE 73RD ST
6	382070	0035	9/27/05	483999	1730	250	8	1959	4	5243	No	No	6553 39TH AV NE
6	342604	9168	7/2/03	477000	1730	950	8	1958	3	12000	Yes	No	8611 45TH AV NE
6	020850	0030	5/6/05	535000	1740	870	8	1964	3	5814	No	No	6803 40TH AV NE
6	151380	0105	6/16/04	505000	1790	580	8	1950	3	10525	No	No	2624 NE 82ND ST
6	271060	0095	7/21/05	559950	1790	400	8	1949	5	5992	No	No	6506 38TH AV NE
6	639200	2920	5/20/05	445000	1820	0	8	1978	3	6000	No	No	7554 42ND AV NE
6	254570	0170	5/11/04	495500	1820	740	8	1995	3	6262	No	No	2746 NE 88TH ST
6	227900	0060	11/18/04	523000	1840	0	8	1947	4	7811	No	No	7027 32ND AV NE
6	038100	0340	4/12/04	449500	1840	670	8	1954	3	5152	No	No	6800 44TH PL NE
6	568300	0054	7/22/04	495000	1870	590	8	1950	4	5628	No	No	6525 44TH AV NE
6	043500	0035	8/4/03	415000	1900	240	8	1950	3	6750	No	No	6557 44TH AV NE
6	536320	0170	6/28/04	385000	1920	0	8	1954	3	9384	No	No	3048 NE 86TH ST
6	510140	2445	4/28/04	450000	1950	0	8	1965	3	15950	No	No	2339 NE 91ST ST
6	639200	2585	2/12/04	403000	1950	0	8	1978	3	5000	No	No	7540 41ST AV NE
6	521020	0235	3/20/04	520500	1980	1180	8	1950	4	7350	No	No	9320 40TH AV NE
6	227900	0065	6/24/04	410000	1980	0	8	1947	3	8025	No	No	7019 32ND AV NE
6	684470	0510	4/5/05	552000	2020	652	8	2005	3	4297	No	No	3536 NE 92ND ST
6	043150	0275	4/3/03	394500	2020	0	8	1957	4	8184	No	No	4021 NE 73RD ST
6	684470	1715	6/18/03	502525	2030	0	8	2003	3	3999	No	No	3548 NE 86TH ST
6	684470	1720	12/17/03	483650	2030	0	8	2003	3	3999	No	No	3550 NE 86TH ST
6	797720	0313	2/11/04	579000	2090	1080	8	2004	3	3060	Yes	No	7520 30TH AV NE
6	797720	0315	2/10/04	579000	2090	1080	8	2004	3	3060	Yes	No	7518 30TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	020850	0120	9/18/03	485000	2100	0	8	1966	3	6099	No	No	6826 38TH AV NE
6	038100	0335	9/8/05	635000	2150	450	8	1953	3	5985	No	No	6810 44TH PL NE
6	510140	4249	9/24/04	540000	2150	0	8	2003	3	5171	No	No	2323 NE 94TH ST
6	510140	4248	1/24/05	499995	2150	0	8	2003	3	5171	No	No	2319 NE 94TH ST
6	020850	0100	6/20/05	587000	2180	0	8	1965	3	6099	No	No	6821 39TH AV NE
6	639200	0725	8/20/03	574950	2180	0	8	2002	3	6000	No	No	7753 37TH AV NE
6	510140	4246	10/6/04	619950	2190	800	8	2004	3	6328	No	No	2316 NE 92ND ST
6	508140	0600	10/14/04	425000	2200	0	8	1993	3	5087	No	No	2801 NE 77TH ST
6	510140	4247	10/11/04	629950	2370	820	8	2004	3	6328	No	No	2322 NE 92ND ST
6	390810	0031	2/10/05	530000	2420	0	8	1994	3	6329	No	No	3703 NE 74TH PL
6	390810	0031	4/30/04	432500	2420	0	8	1994	3	6329	No	No	3703 NE 74TH PL
6	924490	0120	7/10/03	490000	2530	0	8	1955	3	14400	No	No	8045 45TH AV NE
6	797720	1770	12/27/05	750000	2560	750	8	2005	3	3060	No	No	7700 34TH AV NE
6	521020	0216	6/30/03	440000	2630	0	8	1961	3	9600	No	No	9237 41ST AV NE
6	507140	0990	6/5/03	799000	2860	770	8	2002	3	7500	Yes	No	4411 NE 90TH ST
6	521020	0455	10/21/03	712700	2950	690	8	2003	3	8000	Yes	No	9019 45TH AV NE
6	565260	0930	7/27/04	730000	3280	900	8	1968	5	10585	No	No	2713 NE 94TH ST
6	510140	0603	4/20/04	300000	1430	0	9	1978	3	6838	No	No	8519 25TH AV NE
6	043150	0335	9/9/05	630000	1620	0	9	1956	3	7665	No	No	7308 44TH AV NE
6	924490	0122	10/7/04	490000	1920	400	9	1982	3	8300	No	No	8033 B 44TH AV NE
6	151380	0027	12/6/04	544950	2030	0	9	2004	3	5003	No	No	2553 NE 85TH ST
6	042504	9183	7/12/05	660000	2150	680	9	2005	3	5000	No	No	06537 26TH AV NE
6	042504	9182	5/31/05	775000	2230	650	9	2005	3	5247	No	No	6547 26TH AV NE
6	684470	1315	5/3/04	659950	2240	890	9	2003	3	4590	No	No	3550 NE 88TH ST
6	684470	1310	2/3/04	650000	2240	890	9	2003	3	4590	No	No	3546 NE 88TH ST
6	521020	0237	12/13/04	659000	2270	820	9	2003	3	6785	No	No	9408 40TH AV NE
6	565260	1455	7/9/04	655000	2300	0	9	1999	3	6158	No	No	9009 27TH AV NE
6	565260	1130	4/26/04	633000	2300	700	9	2003	3	7424	No	No	2522 NE 94TH ST
6	329080	0196	9/22/03	665000	2340	440	9	2003	3	6386	No	No	7322 34TH AV NE
6	521020	0140	3/18/05	640000	2350	980	9	1956	3	9750	No	No	9305 45TH AV NE
6	639200	3330	4/27/05	789950	2395	1170	9	2005	3	6000	No	No	7726 43RD AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	565260	1273	2/17/04	679000	2420	780	9	2001	3	7139	No	No	2529 NE 94TH ST
6	565260	1275	9/7/04	640000	2420	830	9	2001	3	7139	No	No	2525 NE 94TH ST
6	536320	0020	12/20/05	715000	2430	960	9	2005	3	5199	No	No	3207 NE 90TH ST
6	151380	0025	12/6/04	548000	2450	0	9	2004	3	5822	No	No	2555 NE 85TH ST
6	639200	3647	7/8/04	768000	2470	870	9	2002	3	5000	No	No	7527 45TH AV NE
6	684470	2495	8/17/04	629000	2470	740	9	2004	3	4179	No	No	3837 NE 88TH ST
6	151380	0036	8/11/05	680000	2500	860	9	2005	3	5000	No	No	2549 NE 85TH ST
6	151380	0037	8/8/05	664950	2500	860	9	2005	3	5000	No	No	2541 NE 85TH ST
6	151380	0039	2/25/05	670000	2530	870	9	2004	3	5000	No	No	2545 NE 85TH ST
6	151380	0038	10/28/04	650000	2530	870	9	2004	3	5000	No	No	2543 NE 85TH ST
6	536320	0052	12/2/04	609000	2590	0	9	2001	3	7778	No	No	3249 NE 89TH ST
6	684470	0630	3/31/05	675000	2660	570	9	2005	3	5100	No	No	3517 NE 92ND ST
6	684470	0620	1/4/05	550000	2680	0	9	2004	3	5100	No	No	3511 NE 92ND ST
6	684470	2130	3/6/03	580000	2690	0	9	2003	3	6120	No	No	3855 NE 86TH ST
6	369290	0105	5/17/04	739000	2700	510	9	2003	3	4500	No	No	6819 28TH AV NE
6	565310	0031	3/22/05	705000	2770	0	9	2004	3	7909	No	No	3220 NE 90TH ST
6	549920	0095	6/24/03	600000	2800	0	9	2001	3	3800	No	No	7045 34TH AV NE
6	565260	0784	4/2/03	570000	2820	0	9	1998	3	7454	No	No	2715 NE 91ST ST
6	565260	0295	1/30/04	585000	2840	0	9	2003	3	6453	No	No	3241 NE 94TH ST
6	565260	0292	2/25/03	550000	2840	0	9	2002	3	7336	No	No	3239 NE 94TH ST
6	543030	0093	2/4/04	665000	3050	610	9	2003	3	5588	No	No	7344 39TH AV NE
6	565260	0290	2/28/03	572950	3200	0	9	2002	3	7336	No	No	3235 NE 94TH ST
6	797720	1240	3/22/05	710000	3305	1288	9	2004	3	4080	Yes	No	7507 34TH AV NE
6	639200	3100	12/15/03	602000	3310	0	9	1984	3	6000	No	No	7756 43RD AV NE
6	510140	4266	8/2/05	799950	3320	590	9	2005	3	6380	No	No	2347 NE 94TH ST
6	142400	0100	2/24/04	733000	1800	1180	10	1976	3	9120	Yes	No	4243 NE 89TH ST
6	508140	0580	11/21/03	630000	2230	820	10	2002	3	5000	No	No	7551 28TH AV NE
6	508140	0582	3/4/03	635000	2230	820	10	2002	3	4971	No	No	2715 NE 77TH ST
6	508140	0580	4/20/03	624950	2230	820	10	2002	3	5000	No	No	7551 28TH AV NE
6	508140	0581	3/31/03	624950	2230	820	10	2002	3	4972	No	No	2719 NE 77TH ST
6	924490	0015	5/23/03	743000	2310	0	10	2002	3	16410	Yes	No	8245 45TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	436120	0075	5/11/04	825000	2500	610	10	2004	3	4896	No	No	6812 36TH AV NE
6	510140	4281	8/15/05	747500	2780	725	10	2005	3	5370	No	No	2352 NE 92ND ST
6	536320	0043	10/21/05	729500	2810	0	10	2005	3	4967	No	No	3215 NE 89TH ST
6	510140	4282	3/30/05	765868	3170	0	10	2005	3	5370	No	No	9209 25TH AV

**Improved Sales Removed from this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	092504	9059	3/29/05	340500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	092504	9197	12/22/03	78949	QUIT CLAIM DEED...
2	092504	9215	1/14/05	399990	OBSOLSCENCE
2	092504	9364	4/27/05	255750	PREVIOUS IMP <= 25K
2	186890	0225	10/31/05	610000	PROPERTY ASSESSED DIFFERENT THAN PROPERTY SOLD
2	186890	0225	7/22/03	310000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	186890	0590	11/2/04	357500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	186890	0655	2/5/03	352000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	186890	0685	10/11/05	148500	QUIT CLAIM DEED...
2	186890	1465	4/4/03	325000	UNFINISHED AREA...
2	186890	1555	5/17/05	270000	TEAR DOWN
2	186890	1610	8/18/04	250000	NON-REPRESENTATIVE SALE
2	186890	1790	8/7/03	379000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	186890	2053	7/30/03	67207	QUIT CLAIM DEED...
2	186890	2061	1/29/03	248000	NO MARKET EXPOSURE
2	186890	2175	10/13/04	260000	DOR RATIO
2	186890	2470	4/5/05	345000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	186890	2775	10/26/05	570000	DIAGNOSTIC OUTLIER
2	186890	2890	7/11/05	475000	UNFINISHED AREA
2	186890	3090	12/8/04	340000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	187040	0785	6/11/04	575000	PROPERTY ASSESSED DIFFERENT THAN PROPERTY SOLD
2	187040	0785	5/21/03	425000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	187040	0815	3/28/03	615000	PROPERTY ASSESSED DIFFERENT THAN PROPERTY SOLD
2	243620	0080	5/13/03	341000	UNFINISHED AREA
2	243620	0090	6/29/05	560000	UNFINISHED AREA
2	243620	0090	8/4/04	310000	UNFINISHED AREA
2	243620	0180	7/2/04	322000	TEAR DOWN
2	243620	0550	10/1/03	265250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	243620	0667	6/2/04	75000	BUILDER OR DEVELOPER SALES...
2	243620	0670	10/30/03	425000	BUILDER OR DEVELOPER SALES...
2	243620	0690	9/22/04	475000	PROPERTY ASSESSED DIFFERENT THAN PROPERTY SOLD
2	677820	0020	3/1/03	576950	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	717120	0305	7/15/05	218034	QUIT CLAIM DEED...
2	882790	0480	11/19/04	645000	NON-REPRESENTATIVE SALE
2	882790	0690	12/3/04	455000	NON-REPRESENTATIVE SALE
2	882790	0860	1/7/04	235000	NON-REPRESENTATIVE SALE
2	882790	0895	12/15/05	445000	QUESTIONABLE PER SALES IDENTIFICATION
2	882790	1080	10/20/04	181500	QUIT CLAIM DEED...
2	882790	1115	8/27/03	740000	DIAGNOSTIC OUTLIER
2	882790	1155	8/9/05	22601	QUIT CLAIM DEED...
2	882790	1350	8/9/05	455500	UNFINISHED AREA

**Improved Sales Removed from this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	919120	1015	12/29/04	105337	QUIT CLAIM DEED...
2	919120	1055	3/11/04	380000	QUESTIONABLE PER APPRAISAL
2	919120	1080	4/6/04	160000	DOR RATIO
2	919120	1080	6/29/04	240000	BUILDER OR DEVELOPER SALES...
2	919120	1570	8/4/04	490000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	919120	1629	3/15/04	373500	STATEMENT TO DOR
2	919120	1660	4/16/03	235000	NON-REPRESENTATIVE SALE
3	152030	0055	12/7/04	143500	RELATED PARTY, FRIEND, OR NEIGHBOR...
3	243670	0455	3/7/03	352500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	243670	0510	8/13/04	300000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	243670	0560	8/30/04	275000	NON-REPRESENTATIVE SALE
3	243670	1125	9/11/03	440000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	318110	0060	11/19/05	555000	NON-REPRESENTATIVE SALE
3	318110	0060	2/23/05	362000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	318210	0200	1/2/03	297000	NO MARKET EXPOSURE
3	607950	0345	2/7/03	234000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	610540	0005	10/28/04	430000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	633800	0011	12/1/04	402500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	633800	0062	10/6/03	290000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	633800	0111	1/13/04	116494	QUIT CLAIM DEED...
3	633800	0195	6/4/03	318000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	633800	0290	2/25/03	195000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR...
3	633800	0491	4/23/03	436000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	797470	0045	7/6/04	441000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	797470	0090	2/27/04	387000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	881340	0070	12/30/04	359000	% COMPLETE
3	881340	0345	10/21/05	10212005	EXEMPT FROM EXCISE TAX...
3	881340	0375	12/6/05	406000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	881340	0450	6/15/05	590000	QUESTIONABLE PER SALES IDENTIFICATION
3	881340	0450	1/11/05	366000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	881540	0020	11/22/04	326000	QUESTIONABLE PER APPRAISAL
3	881540	0035	6/23/04	360000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	881540	0105	10/12/05	457000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	881540	0255	9/29/04	325000	DOR RATIO
3	881540	0255	6/9/03	275000	DOR RATIO
3	881540	0255	10/20/05	997000	DIAGNOSTIC OUTLIER
3	881540	0285	8/11/04	330000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
3	881540	0465	6/15/03	370000	OBSOLSCENCE...
3	881540	0595	4/19/05	450000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	881540	1070	2/21/03	210000	DOR RATIO
3	881540	1140	2/3/03	320000	OBSOLSCENCE

**Improved Sales Removed from this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	881540	1225	7/9/03	247000	DOR RATIO
3	881540	1335	7/13/04	330000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	881990	0085	6/6/03	236038	QUIT CLAIM DEED...
3	881990	0255	5/28/04	278500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	881990	0340	11/14/04	65000	QUIT CLAIM DEED...
3	881990	0540	12/28/04	415000	DIAGNOSTIC OUTLIER
3	881990	0580	8/21/03	319000	TEAR DOWN
3	881990	0584	10/5/05	114416	RELATED PARTY, FRIEND, OR NEIGHBOR...
3	881990	0589	11/16/05	395000	RELOCATION - SALE TO SERVICE
3	881990	0880	7/7/04	363750	DIAGNOSTIC OUTLIER
3	881990	0950	7/25/05	146182	QUIT CLAIM DEED...
3	881990	1005	11/11/04	430000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	881990	1006	3/21/05	483500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	881990	1150	5/21/04	414000	OBSOLSCENCE
6	038100	0050	10/6/03	450000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	038100	0305	4/27/04	420000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	042504	9046	2/9/04	460000	SEGREGATION AND/OR MERGER
6	042504	9073	6/5/03	175000	NON-REPRESENTATIVE SALE
6	042504	9085	12/15/04	300000	1031 TRADE
6	042504	9087	11/23/04	416400	IMP. CHARACTERISTICS CHANGED SINCE SALE...
6	042504	9108	4/8/04	315000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	042504	9111	6/16/04	601000	QUESTIONABLE PER APPRAISAL
6	042504	9114	4/12/04	285000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	043000	0265	6/2/04	212500	NON-REPRESENTATIVE SALE
6	043100	0135	12/13/03	372000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	043400	0005	6/4/03	103507	QUIT CLAIM DEED...
6	043500	0065	8/12/04	489950	PROPERTY ASSESSED DIFFERENT THAN PROPERTY SOLD
6	043800	0130	2/18/05	414600	TRADE
6	043800	0135	12/17/04	425000	RELOCATION - SALE TO SERVICE
6	043800	0165	6/8/04	501600	IMP. CHARACTERISTICS CHANGED SINCE SALE...
6	043900	0660	3/28/03	272000	NON-REPRESENTATIVE SALE
6	044100	0140	4/15/04	140000	STATEMENT TO DOR...
6	044200	0070	4/15/04	468000	QUESTIONABLE PER SALES IDENTIFICATION
6	044200	0070	9/10/03	300000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	044300	0010	4/30/03	306000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	044300	0040	1/21/03	316000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	044300	0080	10/16/03	380000	OPEN SPACE DESIGNATION...
6	044400	0105	3/31/03	21693	QUIT CLAIM DEED...
6	044400	0225	4/19/04	295000	% COMPLETE
6	044400	0229	1/3/03	48500	PARTIAL INTEREST (103, 102, Etc.)...
6	044500	0030	10/10/05	511000	PROPERTY ASSESSED DIFFERENT THAN PROPERTY SOLD

**Improved Sales Removed from this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	044500	0030	11/18/03	336000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	044600	0201	9/12/05	101140	QUIT CLAIM DEED...
6	127930	0010	5/24/04	380000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	142400	0030	5/26/05	812000	DIAGNOSTIC OUTLIER
6	151380	0036	9/29/03	175000	RELATED PARTY, FRIEND, OR NEIGHBOR...
6	151380	0037	9/29/03	175000	RELATED PARTY, FRIEND, OR NEIGHBOR...
6	151380	0038	9/29/03	175000	RELATED PARTY, FRIEND, OR NEIGHBOR...
6	151380	0039	9/29/03	175000	RELATED PARTY, FRIEND, OR NEIGHBOR...
6	151380	0090	7/2/04	230000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	151380	0095	3/22/05	387500	UNFINISHED AREA
6	151380	0185	6/14/05	550000	DIAGNOSTIC OUTLIER
6	221550	0005	4/23/04	101100	QUIT CLAIM DEED...
6	221550	0065	3/22/05	300000	QUIT CLAIM DEED...
6	221550	0165	6/8/03	390000	RELOCATION - SALE TO SERVICE
6	254570	0080	5/3/04	290000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	271060	0125	11/24/04	335000	OBSOLSCENCE
6	278040	0020	4/1/04	143224	QUIT CLAIM DEED...
6	329080	0180	4/27/05	250000	PREVIOUS IMP <= 25K
6	332750	0035	2/1/03	320000	NON-REPRESENTATIVE SALE
6	332750	0040	4/29/04	87870	QUIT CLAIM DEED...
6	332750	0045	9/24/03	700000	DIAGNOSTIC OUTLIER
6	332750	0060	7/7/03	14434	QUIT CLAIM DEED...
6	369290	0255	10/27/04	585500	DIAGNOSTIC OUTLIER
6	436120	0075	4/7/03	230000	DOR RATIO
6	507140	0485	1/26/05	185467	QUIT CLAIM DEED...
6	508140	0395	5/22/03	180000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	2184	9/9/05	428000	RELOCATION - SALE TO SERVICE
6	510140	2480	10/27/03	315000	SEGREGATION AND/OR MERGER...
6	510140	2480	9/23/03	287000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	510140	2486	7/11/03	265500	NON-REPRESENTATIVE SALE
6	510140	2490	1/7/03	218000	NON-REPRESENTATIVE SALE
6	510140	4282	5/8/03	220000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
6	510140	4282	10/2/03	315000	DOR RATIO
6	510140	4289	12/7/05	232000	OBSOLSCENCE
6	510140	4326	4/13/04	380000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	511640	0052	8/23/05	349950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	521020	0130	1/26/05	850000	DIAGNOSTIC OUTLIER
6	521020	0216	6/30/03	440000	RELOCATION - SALE TO SERVICE
6	521020	0246	6/29/05	489990	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	521020	0297	4/14/05	777000	OPEN SPACE DESIGNATION...
6	536320	0009	12/9/05	369000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	536320	0020	6/2/04	265000	DOR RATIO
6	536320	0043	12/17/04	220000	TEAR DOWN...
6	536320	0127	4/21/03	239000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	536320	0167	3/7/03	78856	QUIT CLAIM DEED...
6	536320	0197	12/22/05	10000	GOVERNMENT AGENCY...
6	536320	0228	2/10/05	145577	STATEMENT TO DOR...
6	536320	0255	7/23/03	435000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	543030	0006	6/15/04	240000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	543030	0036	11/23/04	159828	QUIT CLAIM DEED...
6	543030	0180	6/7/04	326000	NON-REPRESENTATIVE SALE
6	565260	0260	5/13/03	449950	RELOCATION - SALE TO SERVICE
6	565260	0280	8/27/03	356450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	565260	0340	1/31/05	310000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	565260	0360	11/14/05	238000	QUIT CLAIM DEED...
6	565260	0370	5/15/03	226000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	565260	0410	3/29/03	73014	PARTIAL INTEREST (103, 102, Etc.)...
6	565260	0415	9/26/03	200100	GOVERNMENT AGENCY
6	565260	0415	7/31/03	193919	GOVERNMENT AGENCY
6	565260	0740	1/13/03	319000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	565260	0855	8/18/05	373450	PREVIOUS IMP <= 25K
6	565260	0935	2/25/04	280000	UNFINISHED AREA
6	565260	1045	7/29/03	35642	QUIT CLAIM DEED...
6	565260	1060	1/17/03	196000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	565260	1120	6/23/04	341000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	565260	1166	3/26/03	307500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	565260	1195	2/7/05	319500	RELOCATION - SALE TO SERVICE
6	565260	1256	6/25/03	255000	NO MARKET EXPOSURE
6	565260	1273	1/30/04	679000	RELOCATION - SALE TO SERVICE
6	565260	1440	11/7/03	265000	NON-REPRESENTATIVE SALE...
6	565260	1440	4/22/03	300000	EXEMPT FROM EXCISE TAX
6	565310	0031	9/9/03	186000	DOR RATIO
6	568300	0044	1/14/05	360000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	639200	0185	10/11/05	385000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	639200	0205	5/26/05	379000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	639200	0560	1/30/03	145000	RELATED PARTY, FRIEND, OR NEIGHBOR...
6	639200	0740	8/13/03	275000	NON-REPRESENTATIVE SALE
6	639200	1620	9/20/05	339950	UNFINISHED AREA
6	639200	1910	10/4/04	427000	NON-REPRESENTATIVE SALE
6	639200	1910	10/20/04	427000	NON-REPRESENTATIVE SALE
6	639200	3304	9/22/05	224070	DOR RATIO
6	639200	3330	7/7/04	270000	TEAR DOWN...

**Improved Sales Removed from this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	639200	3350	8/18/04	270500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	639200	3430	7/1/05	385000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	639200	3545	11/29/04	442320	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	639200	3647	5/10/04	768000	RELOCATION - SALE TO SERVICE
6	639200	3810	12/14/04	400000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	639200	3854	12/14/05	6920	QUIT CLAIM DEED...
6	676920	0045	6/24/03	338000	QUESTIONABLE PER SALES IDENTIFICATION
6	684470	0355	4/5/04	204000	QUESTIONABLE PER APPRAISAL
6	684470	0355	7/1/05	322700	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	684470	0475	12/8/03	7500	DOR RATIO
6	684470	0495	10/14/05	550000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	684470	0495	6/13/05	370000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	684470	0505	12/9/03	20000	DOR RATIO
6	684470	0515	8/13/03	296100	TEAR DOWN...
6	684470	0515	5/2/05	550000	PREVIOUS IMP <= 25K
6	684470	0575	8/21/03	200000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	684470	0620	11/14/03	320000	DOR RATIO
6	684470	0635	7/7/05	300000	PREVIOUS IMP <= 25K
6	684470	0715	4/5/04	335500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	684470	0914	3/12/03	226900	BANKRUPTCY - RECEIVER OR TRUSTEE
6	684470	0945	3/10/04	235000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
6	684470	0945	10/28/03	225241	EXEMPT FROM EXCISE TAX
6	684470	1990	10/21/03	150000	RELATED PARTY, FRIEND, OR NEIGHBOR...
6	684470	2090	8/27/04	282500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	684470	2210	6/10/04	62870	QUIT CLAIM DEED...
6	684470	2360	8/25/03	339950	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	684470	2490	11/24/03	297000	% COMPLETE...
6	684470	2490	7/14/03	370000	% COMPLETE
6	684470	2630	9/22/05	421000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	684470	2680	4/19/04	290000	RELATED PARTY, FRIEND, OR NEIGHBOR...
6	684470	3161	9/18/03	156569	QUIT CLAIM DEED...
6	684470	3500	9/5/03	400000	SEGREGATION AND/OR MERGER
6	684470	3516	6/9/03	295000	UNFINISHED AREA
6	717630	0010	6/20/03	256000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	740970	0005	8/26/05	435000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	740970	0015	5/2/03	467700	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	740970	0385	1/20/05	785000	DIAGNOSTIC OUTLIER
6	740970	0505	7/16/03	93223	QUIT CLAIM DEED...
6	740970	0555	4/17/03	251500	MULTI-PARCEL SALE
6	740970	0635	4/7/04	355000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	740970	0705	8/5/05	705000	NON-REPRESENTATIVE SALE

**Improved Sales Removed from this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	740970	0730	10/8/04	425000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	741020	0020	11/18/03	266000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	741020	0061	11/9/04	330000	UNFINISHED AREA
6	742070	0095	8/13/04	290000	QUIT CLAIM DEED...
6	742070	0095	9/21/04	76000	1031 TRADE...
6	769710	0040	7/21/04	405400	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	769710	0070	9/18/03	355000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	792010	0084	11/18/03	210330	1031 TRADE
6	792010	0150	6/4/04	212000	DIAGNOSTIC OUTLIER
6	797420	0555	12/1/05	531000	UNFINISHED AREA...
6	797720	0005	12/30/03	244850	DIAGNOSTIC OUTLIER
6	797720	0135	2/26/03	260000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
6	797720	0590	1/8/04	318950	UNFINISHED AREA
6	797720	0640	8/28/05	344400	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	797720	0955	7/29/05	500000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	797720	1115	7/20/04	320500	1031 TRADE
6	797720	1240	7/10/03	217500	DOR RATIO
6	797720	1765	9/2/04	500000	SEGREGATION AND/OR MERGER
6	858540	0035	12/21/05	462000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	858540	0035	10/29/04	349000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	885300	0005	2/21/03	260000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	885300	0045	8/10/05	399977	RELOCATION - SALE TO SERVICE
6	893810	0120	6/28/04	137050	QUIT CLAIM DEED...
6	893810	0135	8/19/05	162500	RELATED PARTY, FRIEND, OR NEIGHBOR...
6	921290	0570	6/27/03	280000	RELATED PARTY, FRIEND, OR NEIGHBOR...
6	921440	0050	7/18/05	153987	QUIT CLAIM DEED...
6	921490	0145	2/23/03	59283	QUIT CLAIM DEED...
6	921540	0280	9/22/05	185333	QUIT CLAIM DEED...
6	924490	0161	7/21/05	420000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2006
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr